

CITY OF EAU CLAIRE

Office of the City Manager

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November 12, 2015

Environmental Protection Agency Region 5

Attn: Matthew Didier

77 West Jackson Boulevard

Mail Code SE-7J

Chicago, IL 60604-3507

Via Email: Didier.Matthew@epa.gov

Re: Chippewa River Rediscovery – Brownfield Revitalization Initiative
USEPA Brownfield Community-Wide Petroleum and Hazardous Materials Assessment Grant

Dear Mr. Didier:

The City of Eau Claire is pleased to submit this combined application for the USEPA Brownfield Community-Wide Petroleum (\$200,000) and Hazardous Materials (\$200,000) Assessment Grant. Our application includes responses to all threshold and ranking criteria as described within the application materials. The City will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment along our river corridor to reduce threats to our residents' health, welfare, and environment; help create new jobs; increase the tax base; eliminate blight; and stimulate our economy. Just as important, the funding will allow us to support redevelopment projects that will result in the protection and restoration of our riparian shoreline of the Chippewa River and allow us to create and expand our green space along the riverfront, converting more of it into public access. Our goal is to identify and assess brownfields along our riverfront corridor and historic downtown area to make way for an influx of better housing, a thriving downtown commercial district, and improved bicycle and pedestrian transit – strengthening the general health and well-being of our community members.

A. Applicant Identification

The proposed recipient of the EPA Community-Wide Hazardous Materials and Petroleum Assessment Grant monies is the City of Eau Claire with offices located at 203 South Farwell Street, Eau Claire, WI 54701.

B. Applicant DUNS Number: DUNS: 020495156

C. Funding Requested

- i. Grant Type: Assessment Grant

- ii. Federal Funds Requested: This \$400,000 application is for the combined EPA Hazardous Materials and Petroleum Assessment Grant to be used for the assessment of contaminated lands targeted for remediation and redevelopment.
- iii. Contamination: We are requesting \$200,000 for contaminated land assessment activities for hazardous substances and \$200,000 for petroleum assessment to assist in future downtown and riverfront revitalization and redevelopment efforts.
- iv. This application is a Community-Wide Assessment Grant.

D. Location

The City of Eau Claire is located in west-central Wisconsin and is the county seat of Eau Claire County. Eau Claire is located approximately 90 miles east of Minneapolis and St. Paul, Minnesota, and is centered on the confluence of the Eau Claire and Chippewa Rivers. Eau Claire serves as a commercial and industrial center for surrounding communities and local farms and is the principal city of the Eau Claire Metropolitan Area. The targeted community consists of the commercial and residential neighborhoods along the Chippewa River corridor, an area roughly defined by block group 5 of census tract 14, block groups 2, 3, 5, and 6 of census tract 12, block group 1 of census tract 11.01, and block group 1 of census tract 6.

E. Site Specific: This is a community-wide application and does not include site-specific information.

F. Project Contacts

Project Director

Mike Schatz, Economic Development Director
203 S. Farwell St.
Eau Claire, WI 54701
Phone: 715.839.4914, Fax 715.839.4939
Email: Mike.Schatz@EauClaireWI.gov

Chief Executive

Russell Van Gompel, City Manager
203 S. Farwell St.
Eau Claire, WI 54701
Phone: 715.839.4902, Fax 715.839.6177
Email: @EauClaireWI.gov

G. Date Submitted: December 8, 2015, via www.grants.gov.

H. Project Period: Three years.

I. Population: Our population is 67,684 persons (2014 estimate, State & County QuickFacts, U.S. Census Bureau, available from quickfacts.census.gov).

J. Regional Priorities Form/Other Factors Checklist: Please see attached.

Thank you for your consideration of our grant application materials. We trust you will find them complete and worthy of an award.

Sincerely,



Russell Van Gompel, City Manager
City of Eau Claire, WI

Enclosure

City of Eau Claire, WI – EPA Brownfield Assessment Grant FY16

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Eau Claire, WI

Regional Priority Title(s): Region 5: Coordinated Public Funding for Brownfields

This regional priority includes proposed projects that complement other efforts receiving federal, state or local funding or assistance. EPA Region 5 is particularly interested in projects that supplement publicly funded site characterization and remediation projects in Great Lakes Areas of Concern, projects that serve areas where there are already coordinated federal agency partnerships investing in brownfields, or similar sources of public funding that can be leveraged for brownfields purposes, or where funding has been received and the EPA grant would “fill the gaps” to establish a comprehensive approach to Brownfields site characterization, assessment, cleanup and redevelopment.

EPA funding is a key element of a comprehensive initiative already under way by the City, the private sector, and several community partners to revitalize the Chippewa and Eau Claire riverways and the downtown business district. As such, this funding will leverage millions of dollars of investment that will be made along the Chippewa River Rediscovery revitalization area over the next several years. The City recently secured a Site Assessment Grant from the Wisconsin Economic Development Corporation (WEDC) in the amount of \$150,000. These grant monies will be used for asbestos assessment, asbestos removal, and building demolition on the former U.S. Post Office site, a currently vacant building on a contaminated parcel within the targeted community. Additionally, the Eau Claire Redevelopment Authority (RDA) had \$400,000 in their 2014 budget and \$350,000 in their 2015 budget for redevelopment district improvements. The City has been using RDA funds to purchase properties and demolish existing blighted buildings. After 2015, the annual RDA budget will likely be \$200,000 per year. Proof of these leveraged funds is included as an attachment to this application. Our strategic partner, Blugold Real Estate Foundation, Inc. is in the process of applying for two EPA Cleanup Grants for the former County Materials site for a total of \$400,000. Moreover, Blugold Real Estate Foundation, Inc. is also applying for a \$500,000 Idle Industrial Sites Grant from the Wisconsin Economic Development Corporation (WEDC) for asbestos and hazardous materials removal and blighted building demolition and disposal.

A large redevelopment project has also already begun at the confluence of the Chippewa and Eau Claire Rivers and has been branded the “Confluence Project”. Redevelopment plans for this site include a community arts center and a mixed-use development consisting of a retail/commercial space, parking, and an apartment complex. This project has widespread support from community organizations and has leveraged over \$5 million in commitments and gifts. In addition, the City has committed \$5 million in TIF funds and Eau Claire County has pledged \$3.5 million toward the community arts center construction. This project will be a spring board for new private investment, riverfront enhancements, and increased tourism. Leveraging has also already been secured for the redevelopment of the Menomonie Street Site. The current property owners, John and Carolyn Sonnentag, have committed to transfer ownership of their 21-acre County Materials site to Blugold Real Estate. The \$3.3 million dollar property transfer was completed in late 2014, and, following assessment and remediation activities, UWEC plans to develop the site into a multipurpose events center that will include additional fitness, recreation, and athletics facilities. Additional funding sources which could be used to build/maintain trails and restore habitat and open space along the riverway include the Land and Water Conservation Fund, U.S. Forest Service Bring Back the Natives Grant Program, U.S. Fish and Wildlife Service North American Wetlands Conservation Act, and WDNR’s Knowles-Nelson Stewardship grant programs. Additional private funding sources (developers) will be sought to fill any remaining funding gaps to assure the success of the redevelopment project.

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	7-8
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base	4

Ranking Criteria for Assessment Grants
City of Eau Claire, Wisconsin

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description – The City of Eau Claire is located in west-central Wisconsin about 90 miles east of the Twin Cities of Minneapolis and St. Paul. Eau Claire serves as a commercial and industrial center for surrounding communities and local farms and is the principal city of the Eau Claire Metropolitan Area. Eau Claire was incorporated in 1872, at which time the City had a population of 2,293. The lumber industry created a population boom in the years following, and the City's population swelled to over 21,000 persons by 1885. Soon after, lumbering began to decline with the depletion of the timber forests to the north, which led to mill consolidations and closings. Between 1885 and 1890, Eau Claire lost 20% of its population. Despite the loss of the lumber industry, Eau Claire was able to make a transition to diversified manufacturing base. Between the late 1800s and mid-1900s, much of our river corridor was dominated by heavy industrial facilities, including a coal gasification plant, sewer pipe manufacturing facility, an iron foundry, and a battery cracking facility.

The City's population has continued to grow steadily over the last half of the 20th century, and the historic heavy industrial facilities have been abandoned and razed. Eau Claire's broad-based economy now features regional retail and medical centers, education, service businesses, and a diversified industrial base. Eau Claire offers plentiful opportunities for outdoor recreation, and its location at the confluence of the Chippewa and Eau Claire Rivers is one of the City's greatest assets. Unfortunately, historic waterfront buildings do not take advantage of this natural amenity. In several locations, the river is lined with blank backs of buildings, parking lots, obsolete industries, trash storage, and vacant private spaces. As a smaller community, our municipal budget is limited – making our need for federal assistance through this EPA grant all the more critical. Eau Claire proposes to use EPA Brownfields Assessment grant funding to begin the process of characterizing and redeveloping these sites, thus facilitating the transition of the Chippewa River corridor and the historic downtown into a vibrant, mixed-use neighborhood. The "Chippewa River Rediscovery" redevelopment area – the term we've developed to describe the target area for this assessment grant – consists of approximately 3.5 miles of the Chippewa River corridor through central Eau Claire, stretching from just south of Dells Pond at the northern boundary to the West Clairemont Avenue bridge at the southwestern boundary. For the purposes of analyzing demographic data, this area roughly consists of block group 5 of census tract 14, block groups 2, 3, 5, and 6 of census tract 12, block group 1 of census tract 11.01, and block group 1 of census tract 6.

ii. Demographic Information – Demographic data for Eau Claire, compared with state and national statistics indicate that median family income in Eau Claire is well below the median family income for Wisconsin residents and also has a higher percentage of residents below the poverty line.

Demographic	Chippewa River Rediscovery Redevelopment Area	City of Eau Claire	Eau Claire County	Wisconsin	United States
Population ¹	7,871	67,684 ⁴	98,952	5,687,219	309,138,711
Unemployment ^{1,3}	NA	6.7%	6.2%	7.5%	9.3%
Poverty Rate ¹	37%	19.3%	15.7%	12.5%	14.9%
% Minority ^{1,2}	11.7%	10.5%	8.7%	18.9%	42.9%
Median Household Income ¹	\$19,912	\$43,410	\$47,821	\$52,627	\$53,046
Per Capita Income ¹	\$15,104	\$23,582	\$25,437	\$27,426	\$28,051

1. 2008-2012 ACS 5-year Estimates, available from <http://www.census.gov>

2. Minority defined as persons who identify as Hispanic or Latino; all other persons are not "White alone"

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3. Percent of civilian labor force unemployed
4. 2014 estimate, State & County QuickFacts, U.S. Census Bureau

iii. Description of Brownfields – Several areas along our targeted Chippewa River Rediscovery redevelopment area consist of blighted commercial and industrial buildings and vacant lots. The City has identified two primary brownfield sites needing redevelopment, including an approximately 30-acre area along Oxford Avenue and an approximately 50-acre area along Menomonie Street. The Oxford Avenue site is currently occupied by light manufacturing, warehouse and outdoor storage, and vacant lots. In 2008, the City of Eau Claire established this area as the “West Bank Redevelopment District.” Potential contaminants include asbestos, chlorinated solvents, heavy metals, PAHs, and petroleum hydrocarbons. Blighted buildings in this area pose a public safety concern due to trespassing issues, uneven footings, and adjacency to residential housing.

The 50-acre Menomonie Street site recently became a priority for redevelopment when the owners of a large 22-acre parcel committed to transfer ownership to Blugold Real Estate Foundation, Inc., a subsidiary of the UW-Eau Claire Foundation. Until recently, this parcel was occupied by the concrete manufacturing company County Materials, and the company has already begun the process of relocating its Menomonie Street operations. Also in development are arrangements for the purchase of the property directly east of County Materials, which is currently occupied by Student Transit-Eau Claire Inc. Plans for redevelopment of the Menomonie Street parcels include a large Events and Recreation Complex; however, the area is plagued by its industrial history and adjacency to the former railroad line.

The Chippewa River Rediscovery redevelopment area has a rich commercial and industrial history going back as far as the early 1800s. As such, many parcels in the area are potentially contaminated. Examples of the historic commercial and light industrial uses include printing shops, paint shops, blacksmiths, tanneries, filling stations, and auto repair shops. Potential contaminants associated with these historic uses include asbestos, VOCs, PAHs, heavy metals, and petroleum hydrocarbons. This area also has a history of heavy industrial uses, including a coal gasification plant, railroads, sewer pipe manufacturing, sawmills, iron foundry, and a battery cracking facility. Past site investigations have revealed high concentrations of heavy metals, coal tar, cyanide, and PAHs as well as significant amounts of buried sawdust.

A section of the Chippewa River Rediscovery redevelopment area has already undergone some assessment activities. However, environmental testing on properties adjacent to the redevelopment site has revealed elevated concentrations of heavy metals and PAHs in the soils, which can likely be attributed to the nearby historic land uses. The extent of the remnant soil contamination has not been delineated and potentially affects large parcels of land located adjacent to the Chippewa and Eau Claire rivers. Many of the old commercial and industrial waterfront buildings need redevelopment due to structural deficiencies, the presence of hazardous materials, and general disrepair. The potential contamination of these properties discourages redevelopment and poses a serious threat to water quality.

iv. Cumulative Environmental Issues – The presence of brownfield properties along the Chippewa River Rediscovery redevelopment area represents a significant environmental justice concern. Eau Claire’s impoverished and minority residents are concentrated in this area, exposing these populations to increased environmental and health hazards.

Additionally, many area residents also suffer from homelessness and/or have limited access to healthy food. The City of Eau Claire has several shelters that serve different segments of the homeless population, including single adults, families, and domestic abuse victims. However, according to the housing assessment section of the 2015 Eau Claire Comprehensive Plan, there are an insufficient number of temporary shelter beds, particularly for homeless families, in Eau Claire. A July 2013 article in the Eau

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Claire Leader-Telegram indicated that shelter directors in Eau Claire regularly turn away people because they have no available room (<https://www.wsws.org/en/articles/2013/08/05/home-a05.html>). The Beacon House, a shelter for homeless families located within the targeted community, always has a sizable waiting list. Any time a family moves out, there are anywhere between 5 to 20 families waiting to move in.

Going hand-in-hand with problems of homelessness is the low access to healthy food. Between 2010 and 2012, 11.2% of households in Eau Claire County reported having low food security, and 4.7% of households reported having very low food security. Low food security is defined as reduced quality, variety, or desirability of diet while very low food security includes disrupted eating patterns and reduced food intake. According to the U.S. Department of Agriculture's (USDA) Food Environment Atlas, over 26% of Eau Claire County residents have low access/proximity to a grocery store. The number of grocery stores per 1,000 people in the county decreased by 8.5% between 2007 and 2011, and the number of specialized food stores decreased by 39% over the same time period. This low-food access is also mirrored on a more local level – over 50% of the targeted community is identified as food desert by the USDA.

b. Impacts on Targeted Community – The potential contamination of these old industrial sites and blighted properties poses a threat to the health of Eau Claire residents through direct contact or inhalation of hazardous or petroleum contamination, which can increase cancer risk and cause organ damage. The industrial nature and potential soil contamination pose a significant public safety concern, especially when the location of these sites is taken into consideration. The Menomonie Street brownfield sites, which include the concrete manufacturing facility, is bordered by the Chippewa River State Trail and the Chippewa River to the south and Carson Park to the north. The West Bank Redevelopment Area is located immediately adjacent to a residential neighborhood, Kessler Park, and the Chippewa River, and the location effectively cuts off the adjacent neighborhood from the river and City-wide walking and biking trails.

Blight conditions in the West Bank Redevelopment area and other areas within the Chippewa River Rediscovery redevelopment area include unkempt vacant lots, graffiti, broken windows, litter, junk cars, weeds, and structure deficiencies. Urban blight and decay are widely recognized as invitations to violent and property crimes. This is often referred to as the “Broken Windows Theory”, which was introduced by James Wilson and George Kelling in the early 1980s. City staff members indicate that trespassing on the blighted properties in the West Bank Redevelopment Area has become a problem, and compared to the rest of the City, the targeted community has a relatively high amount of vandalism incidents, drug/alcohol violations, and assault charges. According to the website CrimeMapping.com, there have been 211 crimes committed within a 1-mile radius of Menomonie Street within the heart of our Chippewa River Rediscovery redevelopment area between June 15, 2015, and December 3, 2015. For the same period, 500 crimes, some violent, occurred within a 1-mile radius of Maple Street, in the center of our West Bank Redevelopment area and also within the limits of our Chippewa River Rediscovery District. In addition to the above-mentioned impacts of brownfields, the following environmental issues and concerns also disproportionately affect our Chippewa River Rediscovery target community:

Drinking Water: Average nitrate levels in drinking water are above average for the State of Wisconsin

Childhood Lead Levels: Approx. 2% of children in Eau Claire County have blood lead in excess of 5 µg/L

Asthma: Residents visit emergency rooms for asthma at a rate of 230 per 100,000 people.

Lung Cancer: Rate of lung cancer is 52.2 cases per 100,000 people.

Radon: 34% of the tests for radon, a class A carcinogen, were greater than 4 pCi/L (picocurie per liter).

c. Financial Need

i. Economic Conditions – Eau Claire started the remediation and redevelopment process in the Chippewa River Rediscovery redevelopment area in earnest over a dozen years ago when the City received more

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City of Eau Claire, Wisconsin

than \$2.1 million in state and federal funding for our North Barstow Redevelopment project. This project successfully remediated and redeveloped a 15-acre section of the Chippewa River Rediscovery redevelopment area. However, contamination in this area is widespread, and large areas are still in need of assessment, remediation, and redevelopment. The City has already committed hundreds of thousands of dollars for property acquisition and building demolitions, in addition to millions in TIF funding pledged toward a redevelopment project, but additional funds are needed to complete the necessary environmental assessment activities.

In addition to the widespread soil contamination and blighted buildings, the City of Eau Claire suffers from a weak economic recovery in the wake of the recession, including a lackluster housing industry, low wages, and multiple business closures. According to Worknet.Wisconsin.gov, unemployment rates in Eau Claire peaked at 8.7% during the bottom of the Great Recession in 2009. Like the rest of the state, Eau Claire's recovery since 2009 has been weak, and unemployment rates continue to be higher than pre-recession levels. Annual unemployment rates in 2013 were at 6.1% in the City of Eau Claire and 5.7% in Eau Claire County. These city-wide and county-wide unemployment rates are lower than the 2013 state and national values of 6.7% and 7.4%, respectively. However, according to the Wisconsin Department of Workforce Development, average annual wages by industry in Eau Claire County are up to 20% lower than the state averages, and as of 2013, the number of employed people has not recovered to pre-recession levels. Like many other communities, Eau Claire was significantly affected by the collapse of the housing and construction industry in 2008. On average, 185 building permits were issued per year for new, single-family residential construction in Eau Claire between 1997 and 2007. From 2007 to 2012, that number decreased by 64% to an average of only 67 permits per year (www.city-data.com/city/Eau-Claire-Wisconsin.html). In addition to the continued lag in residential construction, Eau Claire has also experienced several large business closures in the last few years. Between 2012 and 2013, six Eau Claire businesses closed, resulting in a loss of more than 700 jobs (data from worknet.wisconsin.gov). Most notable of these closures included the Eau Claire-based Community Health Partnership, which provided long-term care services to over 2,700 low-income elderly and disabled people in Eau Claire and the surrounding communities. The agency closed in September 2012, resulting in lay-offs for more than 350 people.

Eau Claire has also experienced two declared natural disasters since 2012 that have caused significant economic and environmental distress. In November of 2012, the USDA designated 31 counties in Wisconsin as primary natural disaster areas due to unseasonable warm weather followed by frost and freezes. Similarly, in July 2013 the USDA designated 24 Wisconsin counties as primary natural disaster areas due to the combined effects of excessive rain, excessive snow, and multiple periods of thawing and refreezing, resulting in winterkill. Farmers and ranchers in the counties were eligible for low interest emergency loans from the USDA's Farm Service Agency. Farming represents a significant portion of Eau Claire County's industry, and impacts to area farmers have direct effects on residents within the Chippewa Corridor, including the availability of fresh, local foods, which, as mentioned previously, low food access is one of the primary issues facing area residents.

ii. Economic Effects of Brownfields – As discussed earlier, Eau Claire's impoverished and minority residents are concentrated in the Chippewa River Rediscovery redevelopment area, and the residential neighborhoods, parks, and pedestrian/bicycle trails are adjacent to the blighted areas and potentially contaminated soils. This area performs below the national, state, and county averages on almost all economic indicators. According to the U.S. Census 2008-2012 American Community Survey, poverty levels in the downtown/riverfront area are significantly higher than the city-wide, national, and Wisconsin averages, and the median income and per capita income are significantly lower. The median income of households in the targeted community was estimated at \$19,912 in 2012, compared to \$53,046 nationally

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and \$43,410 throughout Eau Claire as a whole. Similarly, the per capita income within the Chippewa River Rediscovery redevelopment area was \$15,104, compared to \$28,051 nationally. The vacant lots, blighted buildings, and outdoor storage space along the Chippewa River Rediscovery redevelopment area have a blighting influence on the neighboring properties. Despite the riverfront location and adjacency to the downtown business district, the census block groups within the targeted community have median monthly rents that are up to 32% lower and median house/condo values that are up to 51% lower than the corresponding City-wide values (US Census 2008-2012 ACS). Redevelopment of this corridor has the potential to raise adjacent property values and increase commercial revenue and tourism.

2. Project Description and Feasibility of Success

a. Project Description, Project Timing and Site Selection

i. Project Description – The City of Eau Claire intends to use the EPA funding to develop both a Hazardous and Petroleum inventory of brownfield sites along the Chippewa River Rediscovery target area. This inventory will help the City prioritize the assessment, cleanup, and redevelopment of these sites and will accelerate their reuse by providing accessible information to developers. The City will consolidate this information in electronic format and create summary sheets that highlight the most pertinent information about each site that can be distributed to interested developers. EPA funds will also be used to conduct approximately 8 Phase 1 Environmental Site Assessments (ESAs) on Hazardous sites and another 4 Phase 1 ESAs on Petroleum sites. Phase 2 ESAs will be performed on approximately 4 Hazardous sites and 3 Petroleum sites, which will be identified through the brownfield inventory and community involvement efforts. For each Phase 2 ESA conducted, quality assurance project plans, site-specific sampling and analysis plans, and remedial action work plans will be developed. EPA will be consulted before any work is conducted on sites that might impact historical properties. In addition, remediation and reuse plans will be created for each site that undergoes a Phase 2 ESA.

Eau Claire will also use EPA grant funding to conduct area-wide planning activities targeted at integrating brownfield reuse efforts with the community's vision for the downtown/riverfront area. These area-wide efforts will enable the development of a community-led revitalization strategy that facilitates brownfield cleanup and reuse and removes economic and environmental barriers that hinder redevelopment in the area. The redevelopment of brownfield properties will allow for the creation of jobs and a stronger tax base for the City while promoting mixed-use infill development, creating needed housing, and developing parks, trails, and green space – all of which are identified as goals in the City's Comprehensive Plan.

The Eau Claire Waterways Plan calls for a renewed focus on riverfront development along the Chippewa River, and a community-wide environmental assessment is listed in the City's recently completed "Health Chapter" of the Comprehensive Plan as a primary strategy for reducing or eliminating human health threats related to contaminated sites. Additionally, supporting the redevelopment of contaminated, blighted, and underused properties is listed as a major objective in the "Economic Development" chapter of the Plan.

Preliminary visions for the redevelopment area include affordable housing, mixed-use commercial development, and public greenspace along the riverway, including pedestrian and bicycle trails connecting to the City-wide trail system. The Menomonie Street site has been identified as a potential location for a new events and recreation complex for the University of Wisconsin Eau Claire (UWEC), and the Eau Claire YMCA expressed interest in partnering with UWEC to develop a large shared community complex. In the downtown area, the City wishes to preserve the original character of the historic downtown through the preservation and showcasing of historic buildings while allowing additional uses that will strengthen and expand the core of the community and capitalize on the riverfront location.

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ii. Project Timing – The City of Eau Claire has the requisite capacity to administer the EPA grant funds based on the previous experience of key staff in federal and state grant management. Examples of previous grant management experience are provided in the “Programmatic Capability” section of this grant application. Multiple individuals and organizations will be involved to ensure the project’s success. Shortly after the grant is awarded, the City will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select the environmental consultant project team and will release a competitive, public Request for Qualifications in order to select the team deemed most qualified by a review committee. The City will also immediately begin the site selection process, making use of the broad community knowledge held by local community members and partnered community groups. Site access issues will be addressed when/if they arise, and will be taken into account during the prioritization process.

To track the success of this grant, Eau Claire’s project manager will record outputs in a comprehensive database as the grant is implemented. Contractors will be expected to report monthly on the work performed, including outputs or outcomes. The project manager will summarize outputs/outcomes in quarterly reports submitted to the EPA. This system will ensure that all milestones and deliverables are met/completed in a timely manner (less than 3 years) and are recorded as they are finished. The project manager will track data for both the Petroleum Assessment Grant and the Hazardous Substances Assessment grant and will enter pertinent information into the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database.

iii. Site Selection – The first step in assessment will be the identification of potential properties to be considered under this project, and developing and implementing a site prioritization scheme. Potential properties and/or areas of high priority have been previously discussed. Criteria for properties to be selected will be based upon a number of factors, including fit with the City’s Comprehensive Plan and the Historic Randall Park Neighborhood Plan, developer interest, known and suspected past operations, known and suspected environmental issues, and stormwater management/riverine flooding issues. In addition to these criteria, final site selection will focus on those properties that are a redevelopment priority and have the greatest potential to adversely impact the environment and the health and well-being of the community.

b. Task Description and Budget Table

i. Task Descriptions –

Task 1 – Site Inventory, Selection and Planning

Eau Claire anticipates site inventory, selection and planning costs of approximately \$50,000. This task includes costs associated with identifying and cataloging potential sites and costs for developing and implementing a site prioritization scheme. The ultimate goals of our program are to protect public health and the environment, remove blight, and to clean-up sites so that they can be reused for a variety of purposes. To guide the program, we are establishing a Brownfields Advisory Committee (BAC) comprised of representatives from a diversity of community groups, public entities, and other engaged entities and residents. A team of City staff and consultants will provide technical support to the Program. A site inventory and prioritization process will be created for brownfield sites throughout the community, which will result in a ranking of key sites for assessment, cleanup, and redevelopment. Costs will include \$7,000 in staff time offered as “in-kind” services, assisting in the redevelopment planning activity of the program.

Task 2 – Site Assessment

This task includes preparing site eligibility determinations and Phase 1 ESAs on potential redevelopment sites. All ESAs conducted with grant monies will comply with All Appropriate Inquiries and ASTM Standard E1527-13. While the total number of sites is unknown, Task 2 would likely encompass an estimated five Petroleum and eight Hazardous Materials sites at an estimated cost of \$3,400 per Phase 1 ESA, based upon estimates provided by a local environmental contractor. This task also includes fees associated with

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the sites requiring Phase 2 assessments to delineate the presence, extent, and levels of environmental contaminants. This will include all preliminary and final reports, including preparation of a quality assurance project plan, sampling and analysis plan, and site-specific health and safety plan. Approximately \$26,000 is budgeted for each Phase 2 ESA, based upon estimates from a local environmental contractor, and would likely encompass an estimated 5 Hazardous Materials sites and 4 Petroleum sites. Site assessment costs are anticipated to total approximately \$278,000, assuming 13 Phase 1 ESAs at a cost of approximately \$3,400 each and 9 Phase 2 ESAs at an average cost of approximately \$26,000 each.

Task 3 – Programmatic Costs

This task will include leading and documenting the brownfield site selection process and coordinating and conducting meetings. A majority of this work will be outsourced to an experienced consultant retained by the City, and the cost is budgeted at \$26,000. A total of \$3,000 has been budgeted for City staff, such as our Economic Development Administrator and City Planner, to attend USEPA Brownfields conferences over the three-year grant period.

Task 4 – Remediation Planning (ABCA)

This task includes preparing comprehensive Analysis of Brownfield Cleanup Alternatives (ABCA) and Remedial Action Plans (RAPs) to address individual site contamination identified in the previous task. Eau Claire will produce an area-wide brownfields plan that integrates brownfield cleanup and redevelopment strategies into the community vision for Chippewa River Rediscovery redevelopment area. During this task, sites evaluated may be entered into the Wisconsin Department of Natural Resources' Remediation and Redevelopment (RR) Program, if appropriate. A total of three ABCA/RAPs are anticipated at \$5,500 each for a total of \$16,500.

Task 5 – Community Outreach

Eau Claire plans to hold multiple community events during the implementation of this grant in order to educate community members on brownfield issues, solicit feedback on project direction, and ensure the project outcomes are consistent with the community's vision for the Chippewa River Rediscovery redevelopment area. We estimate that public outreach to be \$26,500 and will include contractual costs for coordinating and conducting community involvement outreach programs and meetings, and for the cost of preparing, printing, and mailing project and site information and marketing pamphlets and related items. Also included are costs to conduct outreach meetings, draft press releases, and update our website as data is assembled. Costs for these activities will include \$8,000 in staff time offered as "in-kind" services. Funds are requested under the "Contractual" categories to allow consultants working on the project implementation to participate in the public meetings.

ii. Budget Table

Task Description	Task 1 Inventory Planning	Task 2 Environ. Site Assess.	Task 3 Programmatic Costs	Task 4 ABCA	Task 5 Community Outreach	Total Budget
Travel – H	\$					\$
Travel – P	\$		\$3,000			\$3,000
Contractual * – H	\$17,000	\$157,000	\$8,000	\$11,000	\$7,000	\$210,000
Contractual * – P	\$33,000	\$121,000	\$18,000	\$5,500	\$19,500	\$197,000
Total Budget	\$50,000	\$278,000	\$29,000	\$16,500	\$26,500	\$400,000

H – hazardous substances; P – petroleum

* – The Cooperative Recipient will comply with procurement procedures outlined in 40 CFR 31.36

c. Ability to Leverage – The City is fully committed to this project and is willing to meet any assessment and other needs of the Chippewa River Rediscovery redevelopment projects that are not met through this grant through the use of general tax revenues, Tax Incremental Funding, and in-kind assistance from

Ranking Criteria for Assessment Grants
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qualified staff such as the City Manager, Economic Development Administrator, City Planner, City Attorney, and Finance Director. The City will commit future staff time to identifying potential financial funding options to assist with the redevelopment of brownfield properties. This “in-kind” time will include, but is not limited to, conducting meetings with developers, state agencies, and the public. Moreover, the City is aggressively pursuing Wisconsin sponsored grants and loans to assist with financing the Chippewa River Rediscovery redevelopment projects, including but not limited to Community Development Block Grants and Ready for Reuse Loans and Grants.

EPA funding is a key element of a comprehensive initiative already under way by the City, the private sector, and several community partners to revitalize the Chippewa and Eau Claire riverways and the downtown business district. As such, this funding will leverage millions of dollars of investment that will be made along the Chippewa River Rediscovery redevelopment area over the next several years. The City recently secured a Site Assessment Grant from the Wisconsin Economic Development Corporation (WEDC) in the amount of \$150,000. These grant monies will be used for asbestos assessment, asbestos removal, and building demolition on the former U.S. Post Office site, a currently vacant building on a contaminated parcel within the targeted community. Additionally, the Eau Claire Redevelopment Authority (RDA) has \$400,000 in their 2014 budget and \$350,000 in their 2015 budget for redevelopment district improvements. The City has been using RDA funds to purchase properties and demolish existing blighted buildings. After 2015, the annual RDA budget will likely be \$200,000 per year. Proof of these leveraged funds is included as an attachment to this application.

A large redevelopment project has also already begun at the confluence of the Chippewa and Eau Claire Rivers and has been branded the “Confluence Project.” Redevelopment plans for this site include a community arts center and a mixed-use development consisting of a retail/commercial space, parking, and an apartment complex. This project has widespread support from community organizations and has leveraged over \$5 million in commitments and gifts. In addition, the City has committed \$5 million in TIF funds and Eau Claire County has pledged \$3.5 million toward the community arts center construction. This project will be a spring board for new private investment, riverfront enhancements, and increased tourism.

Leveraging has been secured for the redevelopment of the Menomonie Street Site. The current property owners, John and Carolyn Sonnentag, have committed to transfer ownership of their 21-acre County Materials site to Blugold Real Estate Foundation, Inc. The multi-million dollar property transfer was complete in late 2014, and, following assessment and remediation activities, UWEC plans to develop the site into a multipurpose event center that will include additional fitness, recreation, and athletics facilities.

Additional funding sources which could be used to build/maintain trails and restore habitat and open space along the riverway include the Land and Water Conservation Fund, U.S. Forest Service Bring Back the Natives Grant Program, U.S. Fish and Wildlife Service North American Wetlands Conservation Act, and WDNR’s Knowles-Nelson Stewardship grant programs. Additional private funding sources (developers) will be sought to fill any remaining funding gaps to assure the success of the redevelopment project.

3. Community Engagement and Partnerships

a. Plan for Involving Target Community & Other Stakeholders

i. Community Involvement Plan – Community involvement was one of the fundamental concepts of Eau Claire’s 2005-2025 Comprehensive Plan. Public participation in the community planning effort included neighborhood meetings, stakeholder interviews, and the creation of Citizens Advisory Committee, as well as information dissemination and/or collection through the city newsletter, television coverage, website updates, a mobile display, online survey, and summary posters. The Citizens Advisory Committee met monthly during the planning effort and participated in a visioning and issue identification workshop.

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Eau Claire is committed to continuing this trend of community involvement throughout the implementation of an EPA Assessment grant. Upon award of an EPA Assessment grant, the City will create a Brownfields Advisory Committee to serve as the public outreach forum for the brownfields project. Following site inventory, the prioritization process will involve the community through notices in the local newspaper, the City website, and at public informational meetings. The goal of these outreach strategies will be to solicit public input and to educate the community about project goals.

ii. Communicating Progress – The community will be kept informed throughout the entire project through public meetings, project updates posted on the City website, and through flyers and other publications. All of this will ensure that the City communicates with and solicits input from the widest range of citizenry possible. The City will continue to solicit input as appropriate from private and public entities. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements. If requested, the City will utilize computer-generated language translations of the public notices and/or collaborate with bilingual residents to serve as translators in order to facilitate and maintain effective lines of communication with resident minority populations.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority – The City recognizes the need for involvement of multiple authorities and local offices and realizes the importance of developing intergovernmental agreements. A strong relationship between the City and the Wisconsin Department of Natural Resources was created during previous environmental assessment and remediation activities of the 15-acre North Barstow Redevelopment project. This site was once occupied by a manufactured gas plant and foundry/sawmill; now it consists of a public park, credit union, multi-use park pavilion, amphitheater, and hiking/biking trail. The assessment, remediation, and redevelopment of the North Barstow site were funded by more than \$2.1 million in state and federal grant funds. The City has received a letter of support from the Wisconsin Department of Natural Resources (WDNR), which is included as an attachment to this grant application. The WDNR will provide invaluable guidance and oversight of the proposed assessment and redevelopment process. The WDNR will play an important role in the brownfield redevelopment process when RAPs and ABCAs are prepared prior to site remediation and once sites are entered into the Remediation and Redevelopment Brownfield Program. The WDNR R&R Program staff will also review all petroleum site eligibility determinations for us.

ii. Other Governmental Partnerships – Relationships between the City and other government and local agencies were also developed during the creation of the Comprehensive Plan and Waterways Plan. These agencies have been involved with the City in the past and currently on community projects and planning and will likely be involved during implementation of an assessment grant. They include the Eau Claire Economic Development Corporation, Chippewa-Eau Claire Metropolitan Planning Organization, U.S. Army Corps of Engineers, Wisconsin Department of Transportation, and Eau Claire and Chippewa counties.

c. Partnerships with Community Organizations

i. Community Organization Description & Role – Community-based organizations have been instrumental in creating a vision for the redevelopment of Eau Claire's river corridors. The Confluence Project has garnered support from the Eau Claire Community Foundation, Eau Claire Regional Arts Council, Downtown Eau Claire Inc., and the Eau Claire Area Chamber of Commerce, among others, and redevelopment of the Menomonie Street site has strong support from UWEC and the Eau Claire YMCA. The City has and will continue to meet with a variety of community organizations in order to solicit input and keep the community informed about the Chippewa River Rediscovery redevelopment projects. The

Ranking Criteria for Assessment Grants
City of Eau Claire, Wisconsin

following community organizations have provided letters of support and will be deeply involved in the implementation of this grant.

- **City of Eau Claire Advisory Commission on Sustainability** – This commission focuses on sustainable policies and practices relative to our community's environment, including natural resources, energy, food, waste, hazardous materials, and pollution. They can assist us in many ways, including reviewing assessment documents, making recommendations, and serving as a public forum to address the assessment's findings.
- **Eau Claire Healthy Communities** – Eau Claire Healthy Communities is a local community coalition working to address health issues identified through community health assessments. Eau Claire Healthy Communities has partnered with the Medical College of Wisconsin through Healthier Wisconsin Partnership Program grant funding to conduct a health impact assessment of the proposed redevelopment of the Cannery and West Riverside districts within our targeted area.
- **Mayo Clinic Health System – Eau Claire** – The largest employer in the City, the health system has invested over \$150 million dollars in recent years to their medical facility just west of the Chippewa River Rediscovery Redevelopment District. They are advocating for this environmental assessment and have pledged partnership to our proposed BAC as well as assistance with outreach efforts.
- **Chippewa Valley Transit Alliance (CVTA)** – CVTA is a regional, non-profit organization dedicated to improving the lives of transit riders, bicyclists, and pedestrians. CVTA believes in our Chippewa River Rediscovery revitalization efforts and has offered to coordinate public meetings, disseminate information, and have the organization's treasurer serve on our Brownfields Advisory Committee.
- **Downtown Eau Claire, Incorporated (DECI)** – DECI is a non-profit corporation consisting of a 21-person Board of Directors and a membership of more than 100 businesses and individuals that are dedicated to the revitalization of downtown Eau Claire. DECI will work closely with City staff to relay information and plan projects.
- **Historic Randall Park Neighborhood** – This community organization is dedicated to preserving and enhancing the quality of life in the Randall Park Neighborhood, located in the heart of Eau Claire. Half Moon Lake borders the neighborhood on the west, with the Chippewa River bordering it on the east and south. More than 25 buildings in the neighborhood are registered on the Local Landmark and National Register of Historic Places. The association supports our revitalization efforts and is willing to host a meeting, provide refreshments, use its master list of neighbor's emails to distribute project information, and network with other neighborhood associations and community organizations.
- **University of Wisconsin-Eau Claire Foundation** – The Foundation is an independent organization that helps alumni, friends, and donors provide support for academic, cultural, and professional programs at UW-Eau Claire that aren't possible through state funds and tuition alone. Along with the University and Blugold Real Estate Foundation, the Foundation has been a vital component in the aforementioned Confluence Project. They, too, have committed to having a representative from their organization serve on our Brownfields Advisory Committee.

ii. Letters of Commitment – Letters of support are attached to this proposal

4. Project Benefits

a. Health and/or Welfare and Environmental Benefits

i. Health and/or Welfare Benefits – An assessment grant will assist Eau Claire in promoting a vibrant, equitable, and healthy community through the redevelopment of downtown/riverfront brownfields that will:

- Eliminate blight and increase the quality of life for residents
- Promote walkable community and riverfront area by redeveloping property
- Create new opportunities for sustainable developments

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- Enhance the environmental quality, health, and safety in the community

The emphasis on community engagement that will accompany implementation of this grant will increase community awareness of potential public health and environmental contamination issues associated with the brownfield sites. As the extent and nature of environmental contamination is determined, community members will better understand how to limit their exposure to contaminants. This community engagement will also facilitate the eventual redevelopment of these sites, as residents will become aware of the many benefits associated with reusing brownfield sites as opposed to expanding development to greenfield sites. Additionally, the improved safety and walkability that will result from the redevelopment of brownfields in the Chippewa River Rediscovery redevelopment area will greatly benefit the impoverished residents that live in these areas. The blighted properties prevent residents from enjoying the natural amenities of the Chippewa River, especially those who live near our target area. The vacant and blighted commercial and industrial properties and the abandoned railroad prevent residents in these neighborhoods from accessing community amenities, even though the downtown area is only blocks away. Walking and biking trails are proposed as part of the redevelopment plan for this area and would connect the neighborhood to the City-wide trail system. The redevelopment of these brownfields will not only allow these residents greater access to community amenities, but also create jobs within walking distance, potentially reducing transportation costs for many low-income residents.

ii. Environmental Benefits – This project and the City’s overall revitalization program are intended to correct the disparities found within these neighborhoods by eliminating environmental impacts, improving economic opportunities, increasing recreational and open space resources, and through the removal of blighted and abandoned structures from the community. Assessment activities will pave the road for new, healthier and safer housing choices and connections to economic development and employment opportunities, both inside our target area and outside the target area.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning, and Other Tools – The City of Eau Claire is committed to improving sustainability city-wide and is a Legacy Communities Green Tier Charter participant. The Green Tier Charter is Wisconsin’s innovative program for communities that pledge to go beyond basic regulatory compliance to protect the environment. As a charter member, we must complete a Sustainability and Implementation Monitoring Program and provide annual progress reports. Some of our commitments toward sustainability include an “Energy Independent Community” resolution, adoption of a Sustainability Chapter within the Comprehensive Plan, and certification as a “Green Business” by the Eau Claire Area Chamber.

Environmental conservation, strong and healthy communities, balanced transportation, and sustainable development are some of the key issues discussed in the Sustainability Chapter of Eau Claire’s Comprehensive Plan, and these same issues will be addressed through brownfield remediation and redevelopment in the Chippewa River Rediscovery redevelopment area. The City of Eau Claire Comprehensive Plan, the 2011 West Riverside District Plan, the 2009 Water Street Plan, the 2014 Historic Randall Park Neighborhood Plan, and the Chippewa Corridor Brownfield Revitalization all call for redevelopment of blighted land parcels that are located within and around existing neighborhoods and infrastructure. The vision for this area incorporates and saves many of the existing historic buildings in the project area while developing the underutilized parcels surrounding them. The Comprehensive Plan promotes urban infill development that will be served by existing infrastructure. Existing roads will provide sufficient access to the revitalized areas within our target area. The development of these infill sites will make existing transportation systems more efficient as existing sidewalks will be supplemented with additional walkways, pedestrian trails, and bike trails connecting the revitalized area with downtown and the

Ranking Criteria for Assessment Grants
City of Eau Claire, Wisconsin

City's recreational trail system. The existing riparian shorelines will be combined with utilization of native plants and landscaping techniques to favor a naturalized landscape.

New streets, sidewalks and trails internal to this redevelopment will connect to existing recreational trails that access downtown Eau Claire, the Chippewa River Rediscovery waterfront area, and regional trails. Green space and detention basin creation will be constructed on select properties to function as natural storm water management, slowing the travel time of runoff and allowing infiltration to take place. Linking trail systems to key features in the City and the University will promote healthy living and human-powered transportation, thereby reducing pollution from fossil fuel consumption. The City's intention is to promote the use of indigenous plants for landscaping on redeveloped properties and to evaluate and give priority to the use of recycled and reused items in parking areas and buildings during the planning process for future construction near residential neighborhoods. Environmental benefits from sustainable reuse of infrastructure following assessment, cleanup and redevelopment of sites include:

- *Green and Sustainable Remediation.* To the extent practicable, future cleanups will follow guidelines in the 2012 WDNR Green & sustainable Remediation Manual (<http://dnr.wi.gov/files/PDF/pubs/rr/RR911.pdf>).
- *Smart Growth Approaches for Infrastructure and Land Use.* By focusing investment in our existing urban infrastructure, we are reducing pressures to extend utilities, roadways, and other public infrastructure and making most efficient use of land and resources, protecting sensitive environmental features and prime farmlands, and enhancing existing neighborhoods. Where possible, the development will follow the City of Eau Claire sustainability initiatives (<http://www.ci.eau-claire.wi.us/departments/community-development/sustainability/green-city>) and sustainability guidelines adopted by the UW-Eau Claire (<http://www.uwec.edu/Sustainability/index.htm>).
- *High-Performance Green Buildings.* Proposed new developments will pursue the US Green Building Council's LEED Silver certification or equivalent, consistent with our Sustainability Plan requiring LEED or other third-party certification for all projects supported with public funds. Building design will require energy modeling to optimize energy efficiency.
- *Stormwater Management Best Practices.* We will encourage stormwater improvements of at least a 40% reduction in total suspended solids and oil/ grease runoff protecting our sensitive watershed ecosystem.
- *Zero Waste.* Specifications will require future construction projects to recycle 70% of construction debris, including wood, drywall, shingles, cardboard, and metal, in accordance with our zero waste goals.

ii. Integrating Equitable Development or Livability Principles – The Chippewa River Rediscovery assessment project and proposed redevelopment is consistent with the following HUD-DOT-EPA Livability Principles. This project will improve livability by promoting affordable housing, increased use of public transit and economic activity within the confines of the Chippewa River Rediscovery District proximate to public transit and amenities. We know that target area residents already use public transit to a much greater extent than other City residents, and, therefore, there is likelihood for continued public transit use once redevelopment and job opportunities present themselves. Redevelopment on the fringes of existing residential neighborhoods will support existing communities, as well as improve residential access to greenspace, recreational property, transit, and other institutional uses. For example, redevelopment of the properties along our targeted area of the Chippewa River specifically will improve the quality and quantity of low-income, affordable housing for residents. New housing center plans would include energy efficient units to promote sustainability and help manage resident utility costs. Proximity to the downtown, YMCA and future event center, and associated revitalization projects provides opportunities for residents to access low cost resources. Moreover, as indicated in this proposal, federal funds will be leveraged through the use of state grants and private philanthropic donations. Removal of abandoned buildings and creating lighted walkways will enhance safety and contribute to a walkable neighborhood.

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c. Economic and Community Benefits (long-term benefits)

i. Economic or Other Benefits – Two of the primary goals of redevelopment within the Chippewa River Rediscovery redevelopment area are to relocate or create prosperous businesses in this desirable location and to increase tourism appeal of the Chippewa and Eau Claire Rivers and downtown Eau Claire. This assessment grant has the potential to benefit the community in a number of different ways that trickle down or directly impact the local economy. Remediating and redeveloping the blighted and contaminated properties would raise the property value of the adjacent and neighboring properties, and relocating industrial properties to more appropriate locations near the fringes of the City will allow cleanup of these properties and promote infill development. Adding green space along the Chippewa River would result in rising land values and, consequently, an increased tax base. Local and state governments would benefit from increased sales taxes due to increased tourism. Perhaps the biggest economic benefits would be experienced by the local residents of Eau Claire, who would see new jobs created and a downtown community and riverfront area that they could take pride in. Future redevelopment of brownfield sites could allow for creation of significant new jobs, decreasing the high unemployment and poverty rates currently present within the Chippewa Corridor. Additionally, the City plans to work with the Eau Claire County Job Center and other workforce development organizations to promote local hiring for potential employment opportunities related to the brownfield assessment, cleanup, and redevelopment of this corridor.

The area we're targeting contains brownfields with some of the highest potential to attract near-term, private-sector, shovel-ready development once the environmental concerns have been more fully understood and remediation activities planned. Our brownfields initiative will help to catalyze new employment (permanent, remediation, and construction), property investment, and value leading to annual increased local property taxes and new housing in our densest and most transit-supported corridor. Most importantly, these targeted investments will help spark additional private-sector investment building from the momentum our initiative is creating. Our proposed program of site identification, prioritization, and environmental assessment will provide vital knowledge to stimulate remediation and redevelopment at priority sites that can then act as catalysts for further market-driven corridor reinvestment. Environmental assessments will provide the City and developers with crucial information to facilitate economic reuse.

Potential economic benefits resulting from assessment and reuse of underutilized/vacant brownfields include long-term, sustained growth in our Chippewa River Rediscovery area, an increase in real tax revenue, and improvement of surrounding property values. Additional economic benefits can be measured in cost savings from travel time reduction, increasing redevelopment potential of vacant and underutilized properties, and jobs created from the redevelopment activities. In addition, brownfields reuse planning, assessment, and redevelopment within the target area, coupled with the City's demolition and flood control infrastructure improvements, will help the City recapture the economic value of the downtown properties now vacant due to contamination and flood risk along the river.

ii. Job Creation Potential: Partnerships with Workforce Development Programs – Our goal is to partner with the Eau Claire Chamber's Business and Workforce Development Committee who support Chamber member businesses and organizations by promoting opportunities, programs, and partnerships that foster business development. Their program was created to highlight mature workers in the Chippewa Valley. We found that many seniors are interested in maintaining a link to the working world through part time employment or volunteer service. The Chamber promotes the benefits in hiring interns. Moreover, we know that today there are students in our classrooms preparing to enter the business world and tomorrow they will be the next generation of professionals – the employees, managers, and supervisors seeking jobs in our revitalized Chippewa River Rediscovery redevelopment area. As managers in our community, we

Ranking Criteria for Assessment Grants
City of Eau Claire, Wisconsin

realize the benefits of helping prepare these students for their future. Businesses take advantage of interns to gain access to high-quality candidates, evaluate prospective employees, and gain from current knowledge. The Chamber has partnered with area educational institutions and our City to create a website promoting hiring interns and walking businesses through the process of hiring and utilizing interns. The Chamber provides a list of resources in the Chippewa Valley for businesses that face workforce-related challenges, such as training, hiring, employee retention, and maintaining high-skilled talent.

The initiation of redevelopment following completion of assessment and remediation of Chippewa River Corridor brownfield sites would bring jobs to the City of Eau Claire, and provide an influx of local dollars in the form of demands for materials, food service, short term housing for workers, and the potential for increased dollars spent on recreational activities offered in the area. A study of the economic development and job growth resulting from construction projects in Wisconsin was completed in January 2011 by C3 Statistical Solutions, Inc. The study, *The Impact of Construction on the Wisconsin Economy*, developed job growth and economic multipliers for construction projects. The study suggest that each \$10 million in spending on new nonresidential construction projects in the State of Wisconsin creates 170 jobs, including 91 project-specific construction jobs, 24 service sector jobs, and 55 jobs resulting from subsequent spending associated with the induced effects of the project. In addition, the study suggests that the economic multiplier of initial construction cost spending is approximately 1.92 on the local, regional, and national economy. Based on these multipliers, it is estimated a site cleanup cost of approximately \$2,000,000 could result in the creation of 34 jobs and contribute \$3,840,000 to the local, regional, and national economy. Similarly, assuming the value of the new events center is \$60,000,000 (a conservative estimate), construction could result in the creation of 1020 jobs and contribute \$115,200,000 to the local, regional, and national economy. Although the facility will be publicly owned and not pay property taxes, user fees for water, sewer, police and fire protection will be paid to the City of Eau Claire. In addition, employees will pay income taxes and contribute to the local economy.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

Eau Claire's EPA grant manager will be Mike Schatz, the City's Economic Development Director and Executive Director of the Redevelopment Authority (RDA). Mr. Schatz has been with the City's economic development department for more than 30 years and played a large part in the successful North Barstow Redevelopment project, which received \$1,703,500 in grant money for assessment, remediation, and redevelopment of a portion of the Chippewa River Rediscovery redevelopment area. Mr. Schatz will work in collaboration with Jay Winzenz, the City's Finance Director, and Kelly Thompson, the City's Account Analyst. Mr. Winzenz worked for the City of Janesville for 25 years before joining the City of Eau Claire earlier this year and is familiar with the EPA Brownfield grant process. Ms. Thompson is the City's acquisition coordinator and has experience with relocation plans and funding as required for federally funded projects. The City's finance department will assist with financial reporting.

The City of Eau Claire understands that additional technical expertise and resources will be needed to effectively complete the brownfield assessment project. The City will follow federal guidelines to retain a qualified environmental consultant to assist in managing the activities funded by the assessment grant through a qualifications-based bid process. This will include evaluating (1) the number of EPA grants the environmental consultants have helped manage; (2) the consultants' understanding of the Assessment Grant process and Quality Assurance Project Plans (QAPPs), and (3) the consultants' understanding and ability to help with community outreach and education. The consultants will be evaluated on their experience with Wisconsin environmental laws, regulations, and EPA requirements and policies;

Ranking Criteria for Assessment Grants
City of Eau Claire, Wisconsin

environmental due diligence; transactions of environmentally impaired property; environmental site assessments (ESAs); brownfield redevelopment and financing; and community outreach activities.

b. Audit Findings

The City has not had any adverse audits, and there have been no problems with grant administration.

c. Past Performance and Accomplishments

ii. No EPA Brownfields Grant but Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments and 2. Compliance with Grant Requirements

Although the City of Eau Claire has never received an EPA Brownfields Grant, we've successfully administered grant funding from other federal and non-federal agencies. Our most recent grants that are related to the revitalization and redevelopment of the Chippewa and Eau Claire River corridors include:

- ✓ State Strategic Blight Elimination Program, Wisconsin Housing and Economic Development Authority (WHEDA) and Wisconsin Department of Financial Institutions: This grant was disbursed in August 2012 and provided \$18,950 for the demolition of a blighted building within the West Bank Redevelopment District. The demolition project was completed within the expected timeframe, and all financial reporting was submitted in a timely manner.
- ✓ Brownfield Grant, Wisconsin Department of Commerce: This grant provided a total of \$150,000 toward remediation of brownfields within the Chippewa River Rediscovery redevelopment area. Grant funds were used for demolition, remediation, assessment, and redevelopment of the former U.S. Postal Office facility. The grant was awarded in fall 2014 and closed out in December 2014. The City completed all project milestones and reporting requirements within the required timeframe.
- ✓ U.S. Housing and Urban Development: This grant provided a total of \$223,500 to help construct the Farmer's Market Pavilion within the Chippewa Corridor and spur redevelopment of the surrounding area. The grant was awarded in February 2003 and closed out in February 2008. The City completed all project milestones and reporting requirements within the required timeframe.
- ✓ Various State Agencies for Phoenix Park Brownfield Redevelopment: The City of Eau Claire joined forces with the DNR's Remediation and Redevelopment (RR) Program to cleanup this site. More than 7,600 cubic yards of lead contaminated soil was excavated and treated. Today the four-story Royal Credit Union office building now stands on the property, parallel to the Eau Claire and Chippewa rivers, and three businesses there employ 265 people. An 11,200 square-foot park pavilion hosts the Eau Claire Farmers' Market, and the Chippewa Valley Bike Trail extends along both riverbanks. East of the pavilion, \$9 million has been designated for condominium and business construction. In addition to the \$1 million Xcel Energy spent on cleanup, more than \$2.1 million in state and federal funding was provided to the city to facilitate redevelopment, including: a \$100,000 WDNR Brownfields Site Assessment Grant (SAG) for investigation and demolition of the former Xcel Energy buildings; \$200,000 from the state environmental fund to help the city with the Phoenix Steel cleanup; a \$750,000 Wisconsin Department of Commerce brownfields grant for acquisition, investigation, demolition and redevelopment of the former manufactured gas plant site; \$625,800 in WDNR Stewardship grants to facilitate the purchase of the park property, and a \$5,000 DNR Green Space and Public Facilities Grant for environmental cleanup of the Farmers' Market Pavilion area; \$242,185 from the WDNR's Urban Rivers Program for trail development; and a \$223,500 U.S. Housing and Urban Development (HUD) grant to help with the construction of the Farmers' Market Pavilion. In addition, in 2002 the City and Royal Credit Union received DNR liability clarification letters that summarized potential environmental risks at the site, and in 2005 the Credit Union also received a WDNR Voluntary Party Liability Exemption (VPLE) clarification letter. Along with a VPLE Certificate of Completion, the package limits liability on past contamination for current and future property owners. The City completed all project milestones and reporting requirements within the required timeframe.

Appendix A: Threshold Eligibility Documentation

“Chippewa River Rediscovery”

Eau Claire, Wisconsin

**USEPA Brownfield Community-Wide Petroleum
and Hazardous Materials Assessment Grant**

Threshold Criteria for Assessment Grants – City of Eau Claire, WI

1. Applicant Eligibility

The applicant for this combined EPA Community-Wide Hazardous Materials and Petroleum Assessment Grant is the City of Eau Claire, WI. The City of Eau Claire fulfills the definition of an “eligible entity” by being a recognized political subdivision as defined by the State’s legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). The City of Eau Claire is a General Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

2. Letter from the State or Tribal Authority (Attachment A)

The Wisconsin Department of Natural Resources (WDNR) has reviewed this combined EPA Community Wide Hazardous Materials and Petroleum Assessment Grant and has provided a letter of support from the Remediation and Redevelopment (RR) Program.

3. Community Involvement

The City has monthly Council and committee meetings that are open to the public. During these meetings there will be extensive opportunities to discuss this project. The Redevelopment Authority will update the City Council every month on our work and will include a briefing on the progress of the brownfield assessment and future cleanup as part of this report. An advisory group will be formed of neighborhood and community interests to advise us on planning, cleanup, and reuse phases. We will actively seek to identify concerns that residents have and respond to these in a quick and constructive manner. This will be done through frequent surveys and polling both paper and electronically, door-to-door outreach, and a close monitoring of our social media channels. We will identify and reach out to sensitive populations through our partnerships with community organizations. Progress will be communicated through public notices and frequent updates posted at the project site, in e-blasts and bulk mailings to people in our database that numbers thousands of residents, through posting notices at the public library, City Hall, churches, grocery stores, restaurants, preschools, and elsewhere.

4. Site Eligibility and Property Ownership Eligibility

A specific property eligibility determination is not requested at this time. Site eligibility and property ownership eligibility requirements will be determined in accordance with the community-wide grant requirements. Specific sites have not been identified; however, the intent is to use the Community-Wide Hazardous Materials and Petroleum Assessment Grant to assess sectors of the downtown riverfront communities. Properties to be used under this funding are a mix of properties, most of which are privately held.

Appendix B:
Letter of Support
from State Regulatory Authority

“Chippewa River Rediscovery”

Eau Claire, Wisconsin

**USEPA Brownfield Community-Wide Petroleum
and Hazardous Materials Assessment Grant**



November 20, 2015

Mike Schatz
Economic Development Director
City of Eau Claire
203 S. Farwell St.
Eau Claire, WI 54701

Subject: State Acknowledgement Letter for the City of Eau Claire for a combined \$200,000 Hazardous Materials and \$200,000 Petroleum Assessment Grant

Dear Mr. Schatz:


The Wisconsin Department of Natural Resources (DNR) acknowledges and supports the application of the City of Eau Claire for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Eau Claire, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,


Darsi Foss, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

Copy: Gina Keenan – DNR WCR

Appendix C: Documentation for Leveraged Funding

“Chippewa River Rediscovery”

Eau Claire, Wisconsin

**USEPA Brownfield Community-Wide Petroleum
and Hazardous Materials Assessment Grant**

REDEVELOPMENT AUTHORITY

RESOURCES AND PROJECT COSTS

FUND 495

FUNDING RESOURCES	FUTURE YEAR PROJECTS				
	2014	2015	2016	2017	2018
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Operating Income	-	-	-	-	-
Transfer from General Fund	-	-	-	-	-
Transfer from Economic Development	400,000	-	-	-	-
Bond Proceeds:					
General Obligation Bonds	-	-	-	-	-
Special Assessment Notes	-	-	-	-	-
Revenue Bonds	-	-	-	-	-
TIF Bonds	-	-	-	-	-
Federal Aid	-	-	-	-	-
State Aid	-	-	-	-	-
Tax Increment & Interest	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Resources	<u>\$ 400,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
PROJECT COSTS	2014	2015	2016	2017	2018
Redevelopment District Improvements	<u>\$ 400,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Project Costs	<u>\$ 400,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

REDEVELOPMENT AUTHORITY

RESOURCES AND PROJECT COSTS

FUND 495

FUNDING RESOURCES	FUTURE YEAR PROJECTS				
	2015	2016	2017	2018	2019
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Operating Income	-	-	-	-	-
Transfer from General Fund	-	-	-	-	-
Transfer from Economic Development	350,000	-	-	-	-
Bond Proceeds:					
General Obligation Bonds	-	-	-	-	-
Special Assessment Notes	-	-	-	-	-
Revenue Bonds	-	-	-	-	-
TIF Bonds	-	-	-	-	-
Federal Aid	-	-	-	-	-
State Aid	-	-	-	-	-
Tax Increment & Interest	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Resources	<u>\$ 350,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
PROJECT COSTS	2015	2016	2017	2018	2019
Redevelopment District Improvements	<u>\$ 350,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Project Costs	<u>\$ 350,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



University of Wisconsin-Eau Claire

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Blugold alumni land gift to be site of major events center

August 5, 2014



It comes down to love: John and Carolyn Sonnentag, whose foundation has donated \$10 million in land and money for the development of a new major events center for UW-Eau Claire and the community, talk about the heart of their gift.



Carolyn and John Sonnentag pose with UW-Eau Claire Chancellor James Schmidt at the future site of a major events center that will be developed with the help of a \$10 million gift of land and money from the Sonnentag Foundation to the UW-Eau Claire Foundation.

EAU CLAIRE — When John and Carolyn Sonnentag were University of Wisconsin-Eau Claire students during the 1960s, the university's Zorn Arena was known as the Fieldhouse — and, except for new paint here and there over the years and a periodically refinished basketball floor, it looked largely the same as it does today.

While Zorn Arena has changed in name since the Sonnentags attended commencement ceremonies there nearly 50 years ago, it has remained UW-Eau Claire's largest events venue — with a capacity of 3,400 — since its construction in 1951. (**See a 1971 Sports Illustrated story** referring to the "tiny, 3,500-seat fieldhouse" in which the top-ranked Blugold men's basketball team competed.) Believing that it's time for their alma mater and the surrounding community to have a facility capable of meeting today's demands for larger-scale events, they have pledged approximately \$10 million in land and money through their philanthropic foundation to help make that happen.

The UW-Eau Claire Foundation announced today that the Sonnentag Foundation has committed to transfer ownership of 21 acres along Menomonie Street in Eau Claire to Blugold Real Estate, a subsidiary of the UW-Eau Claire Foundation. The 21 acres currently are owned by County Materials Corp., the Sonnentags' third-generation family-owned concrete manufacturing company. (**See an aerial view of the site.**)

The Sonnentag Foundation's gift represents the largest outright gift to the UW-Foundation in its nearly 60-year history.

"Words cannot adequately express the gratitude we feel for the Sonnentags' generosity in making this gift that will have such a significant and transformative impact both for UW-Eau Claire and for our region," said UW-Eau Claire Chancellor James Schmidt. "The goals of both the university and the citizens of Eau Claire to bring a large events venue to our community are one very large step closer to being realized thanks to the Sonnentag Foundation and the generous spirit of John and Carolyn Sonnentag."

The transfer of the land to Blugold Real Estate is to be completed by the end of 2014. The Sonnentags' intended purpose for the property is that it serve as the site of a multipurpose events center that would accommodate at least 7,500 people and replace Zorn Arena as UW-Eau Claire's largest events venue.

In recognition of the Sonnentags' gift to the UW-Eau Claire Foundation, the County Materials site will be named the County Materials Event and Recreation Complex.

Through their foundation, the Sonnentags, of Mount Dora, Florida, and formerly of Marathon City, Wisconsin, also have pledged a significant monetary contribution to the UW-Eau Claire Foundation in support of the events center, said Neil Lipinski, chair of Blugold Real Estate, which will own and develop the property. Construction of the multipurpose events facility will require additional private philanthropy, Lipinski said.

The Sonnentag Foundation gifts are recognized as contributions to the UW-Eau Claire Foundation's Power of Possible campaign, a comprehensive campaign to raise \$60 million in support of people, programs and places at UW-Eau Claire by

Dec. 31, 2016, during the year of the university's centennial celebration.

"This amazing gift demonstrates the true power of philanthropy and certainly is what will define the Power of Possible centennial campaign," said Barry Moullet, chair of the UW-Eau Claire Foundation board of directors. "We are humbled and immensely grateful that these two alumni, who spent formative years here on campus, have chosen their alma mater as a testament to their generosity."

John Sonnentag graduated from UW-Eau Claire in 1966 with degrees in business administration and history. Carolyn Sonnentag, a 1967 UW-Eau Claire graduate, earned a degree in medical technology.

"Carolyn and I feel that the UW-Eau Claire and the Eau Claire communities have made such a great contribution to our lives that we want to give back in whatever capacity we can," said John Sonnentag. "We are very pleased to help make this project happen."

YMCA partnership a possibility

In a related development, the UW-Eau Claire Foundation has approached the Eau Claire YMCA about a possible partnership through which some of the donated Menomonie Street land could be the site of a new YMCA. The partnership could include use agreements between the Foundation and YMCA to share facilities, said Kimera Way, UW-Eau Claire Foundation president. Way noted that there would be no shared ownership of facilities between the two organizations.

"The YMCA board of the directors is excited about exploring the possibilities for a facility to be used jointly with the university," said Ken Van Es, Eau Claire YMCA executive director. "Obviously, if we can avoid duplication of facilities and work together, it is a more efficient use of available funds. Also, the synergy that the university and the Y bring to the table may make a better project than either of us could do alone. There are obstacles that need to be worked out, but we are excited to see if this might be the answer for the Y in serving the Eau Claire community for the next 50 years."

Planning to maximize gift underway

The UW-Eau Claire Foundation is in the early stages of planning for the development of the Menomonie Street land for its highest and greatest use and in keeping with the donors' wishes — including additional fitness, recreation and athletics facilities for UW-Eau Claire. The focus for the events facility will be on creating a venue that has the flexibility to accommodate a variety of uses, and a portion of the land will be designated for private development of facilities complementary to the events venue, Way said.

"The Foundation and Blugold Real Estate will focus during the 2014-15 academic year to complete the planning, seeking input from students, the university and the general community on how to maximize the benefit of the Sonnentags' transformational gift," Way said.

The Sonnentag Foundation gifts represent investment in the higher education experience of future UW-Eau Claire students, said Sam Fish, UW-Eau Claire student body president.

"The UW-Eau Claire Student Senate is deeply thankful to the Sonnentag Foundation and John and Carolyn Sonnentag for their incredibly generous gifts," Fish said. "Through these gifts, they provide an ideal location for much-needed replacement and enhancement of outdated and overcrowded university event and recreation facilities. Our future students will be able to watch continuous growth and improvement for the university just as I have, and donations from our devoted Blugold alumni will allow for better and more diverse opportunities for our future Blugolds."

University, community goals now within reach

Schmidt said the Sonnentag Foundation's gifts open the doors to opportunity for reaching goals established by both UW-Eau Claire long-range planning and the citizen-based Clear Vision planning process for Eau Claire.

"In our long-range university master-planning process, we established a goal to cooperate with the community to construct, by 2020, a replacement for Zorn Arena at a location in the community rather than on campus," Schmidt said. "Meanwhile, the Clear Vision planning process identified a large events facility as one of the greatest needs of our community. The

multipurpose events center that the Sonnentags envision is consistent with both of these goals."

An arts center was the other top need identified through both UW-Eau Claire long-range planning and the Eau Claire Clear Vision process, and public and private partners, including UW-Eau Claire, continue to collaborate on the Confluence project to reach that goal, Schmidt said.

"The Confluence arts center and the larger events center envisioned by the Sonnentags, which would accommodate at least 7,500 people, are complementary projects that, together, meet high-priority needs of the university and the Eau Claire community," Schmidt said. "This new larger venue would meet the growing event facilities needs of the university while also greatly advancing the Eau Claire community's competitiveness in attracting business, entertainment and sports activities."

The new events center's location in close proximity to Hobbs Ice Arena and Carson Park would create an appealing recreation and events district that would further advance the value of the development and its benefit to the university and community, Schmidt said.

"Over the past decade, the city of Eau Claire has made tremendous progress in creating areas for our citizens to gather, enjoy the beauty of our city and be entertained," said Kerry Kincaid, president of the Eau Claire City Council. "This marvelous gift from the Sonnentag

Foundation will help us create another destination that will make Eau Claire the city that others will want to emulate. I can't express enough the collective gratitude of the community for this gift and these plans."

The Sonnentag Foundation gifts are a "game-changer," said Linda John, executive director of Visit Eau Claire.

"For decades, Eau Claire has been challenged by a lack of competitive facilities to host large indoor events," John said. "A multipurpose events facility could mean tens of millions of dollars in new visitor spending annually, which will positively impact restaurants, hotels, attractions and retail outlets, as well as the entire community."

County Materials has begun the process of relocating its Menomonie Street operations, which is expected to be completed by spring 2015.

Also in development are arrangements for the Sonnentag Foundation to purchase the property directly to the east of the County Materials site, currently occupied by Student Transit-Eau Claire Inc. The Sonnentag Foundation would then donate the Student Transit property to Blugold Real Estate so that the area for development of the County Materials Events and Recreation Complex would extend from the County Materials site east to Hobbs Ice Arena, Way said.

Student Transit's owners, Phillip, Ray and Jim Fey, are in the process of securing a new site for their operations. Student Transit's move to a new location is anticipated by September 2015.

"Student Transit and the Fey family are proud to be working with County Materials, Blugold Real Estate and the UW-Eau Claire Foundation on this project," said Phillip Fey, Student Transit president. "We are working on relocating our bus garage and offices to a new location and feel we are well on our way to making this project a reality. We still have a lot of details to work out but feel great about this opportunity."

-30-

JP/AH

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Confluence Project flowing forward

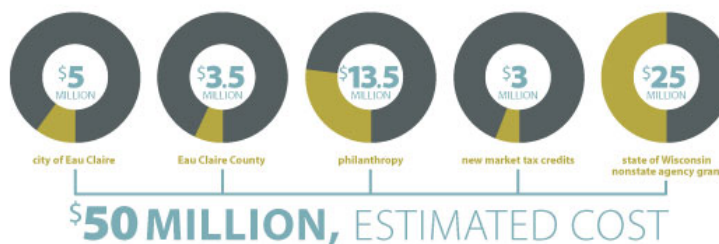
OCTOBER 28, 2014 BY MIKE RINDO '78



The Confluence Project, an estimated \$80 million public-private development in downtown Eau Claire, continues to progress after receiving key support on several fronts.

The project, planned on land at the confluence of the Eau Claire and Chippewa rivers, includes a \$50 million shared university-community arts center and a \$28 million privately developed mixed-use building consisting of first-floor retail and commercial space, parking and an apartment complex suitable for university student housing. Plans also include \$2 million for a public plaza between the arts center and mixed-use building as well as pedestrian-bicycle paths along the Eau Claire and Chippewa rivers.

CONFLUENCE ARTS CENTER FAST FACTS



venues	● a 1,200- to 1,500-seat theater, a 450-seat theater, a 250-seat black box theater
	● visual arts studios, galleries
	● scene, prop and costume shops, dressing rooms, back-of-the-house operations
	● dance studio, music instruction classrooms, rehearsal rooms
	● space for university purposes, Visit Eau Claire, Eau Claire Regional Arts Council, community arts organizations

Votes and endorsements

On April 1, 2014, voters in the city of Eau Claire and Eau Claire County voted on two Confluence Project-related referendum questions. The county advisory referendum asked voters whether Eau Claire County should provide \$3.5 million in funding toward

construction of the arts center. It was approved by a margin of 54 percent to 46 percent.

The city referendum vote, while not directly related to the Confluence Project, would have subjected the city's ability to invest \$1 million or more "on any building construction that is planned for dramatic, musical or artistic performances" to a binding referendum vote. That referendum was rejected by a margin of 59 percent to 41 percent. The outcome of the vote enables the city to proceed with its \$5 million pledge toward construction of the arts center.

On June 23, during a speech at an Eau Claire Area Chamber of Commerce business luncheon, Gov. Scott Walker for the first time publicly expressed his support for the project and said he would include funding for it in his 2015-17 state budget proposal.

"With this project you've got a great partnership with the private sector, the public sector coming together," Walker said. "We think that's an important project not just for Eau Claire and not just for UW-Eau Claire but for this entire region."

In response to the governor's endorsement, UW-Eau Claire Chancellor James Schmidt said, "I was pleased to hear the governor cite the innovative partnership behind the project as it's clear these kinds of partnerships hold great promise for future economic development across Wisconsin. As I've said repeatedly since coming on board at UW-Eau Claire a year ago, the Confluence Project is a model for a new way in which government and private enterprise can work together to achieve things that no single entity can create on its own."

Based on my decades of experience in business, real estate and community leadership, I understand the power of public-private partnerships. They create jobs and stimulate the creation and expansion of other businesses. They directly and indirectly improve a region's quality of life. — Regina Millner

Mary Burke, the Democratic gubernatorial nominee, also has announced her support for the Confluence Project saying, if elected, she would include the project in her 2015-17 state budget.

"It's obviously a proposal that many believe would help grow the economy and community in Eau Claire, and I believe that public-private partnerships are something we should be looking at," Burke said in an interview with WQOW-TV in Eau Claire.

The UW System Board of Regents provided another boost to the Confluence Project during its meeting in August. At that meeting, regents approved the UW System 2015-17 capital project recommendations and included specific language reaffirming the regents' support for the project (regents had first passed a resolution of support in October 2012) and directing UW System President Ray Cross to work with the Wisconsin Department of Administration to implement the project.

Commenting on the resolution, regents Ed Manydeeds and John Behling of Eau Claire praised the collaborative nature of the project as well as the overwhelming voter support in favor of it.

Regina Millner, vice president of the Board of Regents, also voiced strong support for the Confluence Project.

"Based on my decades of experience in business, real estate and community leadership, I understand the power of public-private partnerships," Millner said. "They create jobs and stimulate the creation and expansion of other businesses. They directly and indirectly

improve a region's quality of life."

Because of the unique nature of the project, regents indicated funding should be pursued through a nonstate agency grant, a mechanism used by the state to contribute funds toward construction of community-based and other building projects rather than through the traditional UW System capital budget request.

According to the Department of Administration, a nonstate agency grant applicant must be either a nonprofit entity or a municipality. In the case of the Confluence Project, the grant would be used to fund construction of the arts center only. The nonstate agency grant is subject to the same approval process as UW System and other state building projects in the state of Wisconsin 2015-17 biennial budget.



Artist rendition of the mixed-use building proposed by developer Haymarket Concepts. — Contributed image

UW-Eau Claire Foundation has key role in mixed-use building

Haymarket Concepts LLC, the private developer that owns the properties where the Confluence Project would be built, is proceeding with construction of the mixed-use building at the corners of South Barstow and Eau Claire streets.

Haymarket Concepts is comprised of Commonweal Development and Market & Johnson, both of Eau Claire, and Blugold Real Estate, a subsidiary of the UW-Eau Claire Foundation.

The mixed-use building will have retail and commercial space on the first floor and five stories of apartments above. Plans call for 119 apartments that will range in size from studio to four bedrooms. The apartments will be suitable for university students but also would be available to nonstudent tenants.

Blugold Real Estate is playing a key role in the mixed-use building to support development of much-needed quality student housing in Eau Claire. As part of its 20-year Campus Facilities Master Plan, UW-Eau Claire conducted a comprehensive housing demand study. The study determined current university student housing exceeds 100 percent capacity and that there is significantly more demand for university housing than is available.

There is a clear need for quality housing for UW-Eau Claire students both on campus and in the community, said Neil Lipinski, chair of the Blugold Real Estate Committee.

"The Foundation board of directors recognizes this need and is financially supporting construction of the Confluence Project mixed-use building," Lipinski said.

Plans call for the mixed-use building construction to begin this fall and be completed by June 1, 2016.

In addition to its role in the mixed-use building, Blugold Real Estate is a member of the nonprofit entity that has applied for the nonstate grant for the Confluence Project arts center. Other members include the city of Eau Claire, Eau Claire Regional Arts Council Trust and significant philanthropic donors to the project.

If the Confluence Project nonstate agency grant is approved as part of the 2015-17 state budget, construction could begin in summer 2016.

North Barstow Redevelopment

PUB-RR-773

August, 2007

City of Eau Claire's North Barstow Redevelopment

Eau Claire, WI
Eau Claire County

15 acres

Location: In the center of the city at the confluence of the Chippewa and Eau Claire rivers

A former manufactured gas plant and foundry/sawmill, the new Phoenix Park area includes a credit union, multi-use Park Pavilion, amphitheater and hiking/biking trail.

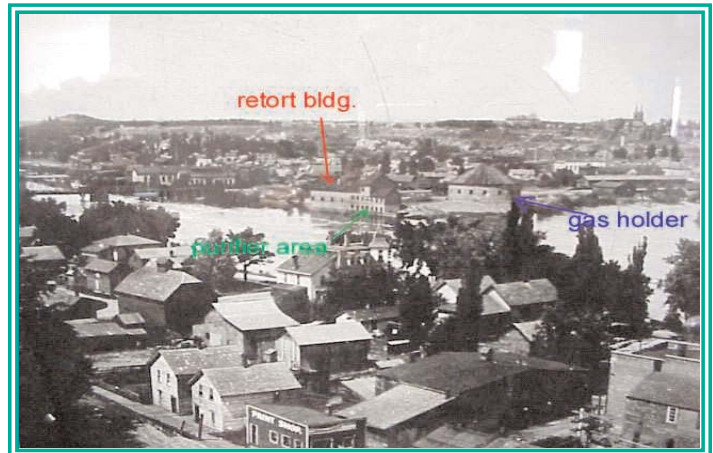
History

This Eau Claire brownfield consisted of many properties, all scattered along the confluence of the Chippewa and Eau Claire rivers. In 1875, the Phoenix Manufacturing Company built an iron foundry and machine shop, producing sawmill and gristmill machinery and other products, on a five-acre site along the Chippewa River near the confluence.

In the 1920's, another company purchased the facility and continued manufacturing machinery until 1951, when the Phoenix Steel Company bought the property for salvaging metal,

including lead batteries. In 1971, the site was abandoned, leaving contamination from nearly 100 years of industrial operations.

Nearby on the Eau Claire riverside, another section of waterfront property was used for railroads and sewer pipe manufacturing. In



The Eau Claire downtown in 1935. The North Barstow Redevelopment is located at center, where the Eau Claire and Chippewa rivers meet (DNR file photo).

1901, a manufactured gas plant was operated by the Eau Claire Gas & Light Company until 1923 when Northern States Power (now Xcel Energy) took it over. With the exception of an office building operated by NSP, the site had otherwise become abandoned by 1963, requiring significant cleanup.

Investigation and Cleanup

The city of Eau Claire took ownership of the tax delinquent Phoenix Steel portion of the brownfield area in 1981. Site investigations revealed lead contamination at levels well above acceptable state standards. In 1994, the city



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
<http://dnr.wi.gov/org/aw/rr>



joined forces with the DNR's Remediation and Redevelopment (RR) Program to cleanup the site. More than 7,600 cubic yards of lead contaminated soil was excavated and treated. The treated soil was placed on-site and covered with 20 inches of clay and four inches of topsoil, then seeded. Meanwhile, on the southern end of the brownfield, NSP completed environmental site assessments in 1985. The company discovered soil and groundwater contamination, including coal tars, cyanide and polycyclic aromatic hydrocarbons (PAH's). In 2002, the company began cleanup activities, including the removal of more than 12,000 tons of contaminated soil.

Redevelopment

Today the four-story Royal Credit Union office building now stands on the property, parallel to the Eau Claire and Chippewa rivers, and three businesses there employ 265 people. An 11,200 square-foot park pavilion hosts the Eau Claire Farmers' Market, and the Chippewa Valley Bike Trail extends along both riverbanks. East of the pavilion, \$9 million has been designated for condominium and business construction.

Financial, Liability, Technical Assistance

In addition to the \$1 million Xcel Energy spent on cleanup, more than \$2.1 million in state and

federal funding was provided to the city to facilitate redevelopment, including:

- a \$100,000 DNR Brownfields Site Assessment Grant (SAG) for investigation and demolition of the former Xcel Energy buildings;
- \$200,000 from the state environmental fund to help the city with the Phoenix Steel cleanup;
- a \$750,000 Department of Commerce brownfields grant for acquisition, investigation, demolition and redevelopment of the former manufactured gas plant site;
- \$625,800 in DNR Stewardship grants to facilitate the purchase of the park property, and a \$5,000 DNR Green Space and Public Facilities Grant for environmental cleanup of the Farmers' Market Pavilion area;
- \$242,185 from the DNR's Urban Rivers Program for trail development; and
- a \$223,500 U.S. Housing and Urban Development (HUD) grant to help with the construction of the Farmers' Market Pavilion.

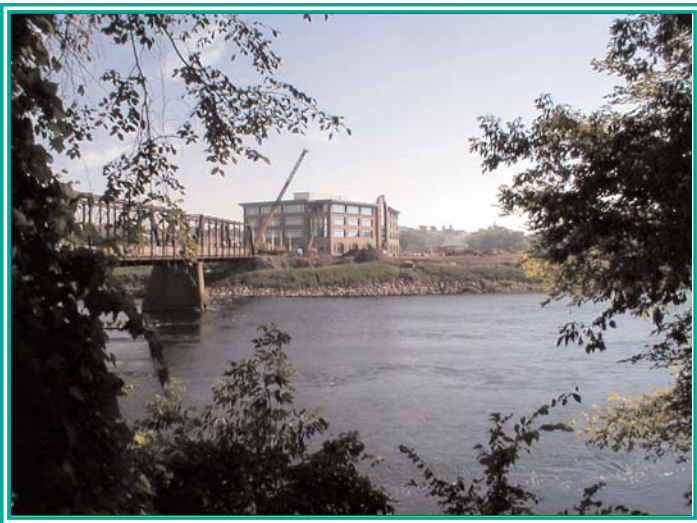
In addition, in 2002 the city and Royal Credit Union received DNR liability clarification letters that summarized potential environmental risks at the site, and in 2005 the Credit Union also received a DNR Voluntary Party Liability Exemption (VPLE) clarification letter. Along with a VPLE Certificate of Completion, the package limits liability on past contamination for current and future property owners.

Contacts

Doug Joseph, Project Manager
WI DNR Remediation & Redevelopment Program
(715) 839-1602

Mike Schatz
Economic Development Corporation
City of Eau Claire
(715) 839-4914

Goeff Moeding, Developer
Phoenix Park LLC
(715) 577-4129



The Royal Credit Union after redevelopment was complete (DNR photo).

Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
<http://dnr.wi.gov/org/aw/rr>

November 17, 2014

Mike Schatz
Executive Director
Eau Claire Redevelopment Authority
203 South Farwell Street
Eau Claire, WI 54702-5148

Dear Mr. Schatz:

I am very pleased to inform you that the Eau Claire Redevelopment Authority has been awarded a Site Assessment Grant of up to One Hundred Fifty Thousand dollars (\$150,000) to disburse funds for eligible environmental site work that will take place on the 1.47 acre contaminated property located at 126 North Barstow Street near the downtown area of Eau Claire and the confluence of the Chippewa and Eau Claire Rivers.

The Wisconsin Economic Development Corporation (WEDC) is looking forward to participating in a very prominent brownfield redevelopment project that will help the Eau Claire Redevelopment Authority define the degree and extent of contamination on a property that has had industrial and commercial usage dating back to 1919. The effort of the Eau Claire Redevelopment Authority to clear the site after concluding the purchase of the project's real estate is extremely commendable.

The Site Assessment Grant has been approved to disburse funds for eligible environmental site work incurred on or after November 17, 2014. This letter is not a contract. Al Rabin of the Credit and Risk Division will be contacting you very soon to develop a contract with final terms and conditions and discuss disbursement procedures. Please contact Al at (608)210-6818 if you have any questions regarding the Site Assessment Grant award.

Congratulations and thank you for your work to redevelop a contaminated property that requires extensive environmental investigation and demolition activity so the property can be utilized for a municipal parking garage and office complex. The completion of this significant revitalization project will help fulfill the objectives of the North Barstow Redevelopment District Plan and the 2012 Downtown Master Plan.

Sincerely,



Reed E. Hall
Secretary / CEO



201 W. Washington Avenue
Madison, WI 53703

P.O. Box 1687
Madison, WI 53701

608.210.6700
855-INWIBIZ
inwisconsin.com

Appendix D:
Letters of Commitment
from Community Stakeholders

“Chippewa River Rediscovery”

Eau Claire, Wisconsin

**USEPA Brownfield Community-Wide Petroleum
and Hazardous Materials Assessment Grant**

Date: November 24, 2015

**To: Mr. Mike Schatz, Economic Development Director
City of Eau Claire
203 S. Farwell Street
Eau Claire, WI 54701
Email: Mike.Schatz@EauClaireWI.gov**



Re: USEPA Brownfield Petroleum & Hazardous Substances Assessment Grants

Dear Mr. Schatz,

The City of Eau Claire's Advisory Commission on Sustainability is very supportive of the City's two USEPA Brownfield Assessment Grant applications for \$200,000 each, one for Hazardous Substances Assessment and one for Petroleum Assessment. We believe it is absolutely critical to assess these potentially contaminated lands so that sustainable redevelopment can take place.

The Advisory Commission on Sustainability's mission is to work on "sustainable policy and practices relative to the community's environment, including natural resources, energy, food, waste, hazardous materials, and pollution". The commission is a willing partner in this effort, has selected brownfields as a top priority in our work plan, and is able to assist reviewing assessment documents and make recommendations. Members cover a diverse range of skill. We have a DNR remediation specialist, chemistry professor, corporate environmental director, a Pew Charitable Trusts environmental policy leader and a toxicologist. We all will bring professional knowledge to the project and can offer experience and examples from what other communities have learned. Furthermore, the toxicologist is willing to provide a learning laboratory to his environment public health students at the University of WI - Eau Claire (UWEC). The students would gain first-hand knowledge about what it takes to clean up blighted and polluted lands for reuse, parkland, housing and economic development. The commission can also serve as a public forum to address the assessment's findings. Four members are also UWEC faculty and will help strengthen the partnership between the City and the university as work continues on the project.

The city continues to rebuild itself by leveraging its beautify waterways and the "Chippewa River Rediscovery" Brownfields Redevelopment Program is the next major step. There are still prime areas of the city that need this sort of investigation before redevelopment occurs. Without the grants, the private sector is unwilling to take upon the risk and therefore the City needs this funding. The commission, once again, is a willing partner and supportive of this opportunity. Please contact me at 715-834-1370 or brianflarson@sbcglobal.net if you have questions.

Sustainably,



Brian Larson, Chair of Advisory Commission on Sustainability



Email: healthy.communities@co.eau-claire.wi.us

Website: www.ehealthycommunities.org

Phone: (715) 839-2869 or (715) 839-4718

Everyone Living Better, Longer.

November 24, 2015

Mike Schatz, Economic Development Director
City of Eau Claire
203 S. Farwell Street
Eau Claire, WI 54701

Dear Mr. Schatz:

Eau Claire Healthy Communities is pleased to provide a letter of commitment to the City of Eau Claire for their application to assess petroleum and hazardous materials at properties located along the west side corridor of the Chippewa River. We believe this opportunity will help towards creating healthier environments to improve health outcomes of those who live, work, and play in these areas.

Eau Claire Healthy Communities is a local community coalition that works to address health issues identified through our community health assessment. Healthy Communities represents a strong collaboration of over 200 local leaders, county health and human services staff, non-profits, city planners, and the medical and business community. Work is implemented through our five health focus action teams, dedicated to High-Risk Drinking Prevention, Chronic Disease Prevention, Healthy Relationships Promotion, Mental Health and Oral Health Promotion.

Eau Claire Healthy Communities has been a strong advocate and partner to help move forward many health initiatives including advocating for the City of Eau Claire to adopt a Health Chapter in its Comprehensive Plan, which the city council approved in 2013. Chapter policies such as reducing environmental exposures, promoting walkable mixed use developments and constructing complete streets for physical activity align with EPA, HUD and DOT's Sustainable Communities Indicators. Healthy Communities is currently working with the Medical College of Wisconsin through the Healthier Wisconsin Partnership Program grant funding to conduct a health impact assessment of proposed redevelopment of the Cannery and West Riverside districts.

Eau Claire Healthy Communities is committed to being involved in the assessment, remediation and redevelopment efforts. Our existing relationships, knowledge of community needs and priorities, and outreach networks to will serve as an incredible asset for this assessment grant. We are willing to:

- Share our local knowledge and relationships to help endorse/champion this project.
- Serve as a connection with a broad cross-section of local leaders, organizations, and community members
- Engage with local leaders to help spread understanding how the remediation of the land will benefit the overall health of the community.
- Collaborate with City of Eau Claire officials throughout the assessment process and assisting with the time and talents of our members, as needed.

We see this assessment grant as a natural way to further ours and the City's commitments to build a healthier community and hope that you will award funds to conduct the assessment.

Sincerely,
Eau Claire Healthy Communities Co-Chairs

Nate Jahn
YMCA Eau Claire

Maribeth Woodford
Chippewa Valley Free Clinic

November 17, 2015

Mr. Mike Schatz, Economic Development Director
203 S. Farwell Street
Eau Claire, WI 54701

Email: Mike.Schatz@EauClaireWI.gov

Dear Mike,

Mayo Clinic Health System in Eau Claire is excited to support the City of Eau Claire's proposal for two USEPA Brownfields Assessment Grants of \$200,000 each, one for Hazardous Substances Assessment and one for Petroleum Assessment. As an engaged community-based organization focused on redevelopment and job creation in our downtown area, we have agreed to directly participate in the City's proposed "Chippewa River Rediscovery" Brownfield Initiative to help ensure the concerns and needs of all residents are met.

Like many other organizations in the City of Eau Claire, we understand that the Chippewa River waterway has had a significant impact on our economic history and believe that its redevelopment plays an important role in helping to strengthen our community in the future. Throughout the years, the Chippewa River corridor lost its importance as an industry hub as a result of economic shifts in the community, including an outward shift of jobs. The resulting poverty and loss of economic vitality along this corridor have contributed to residential areas that face cycles of social distress, deterioration, and abandonment that reduce neighborhood engagement and appeal. With leadership from the City of Eau Claire, there is now a vision for redeveloping the land along this corridor to include viable options for walking, biking and transit that reduce dependency on driving and to improve access to fresh foods. We believe that the City is heading in the right direction with this initiative. Not only can this redevelopment benefit residents through brownfields cleanup efforts as well as the social health of community members, there is a real potential that the cleanup and redevelopment of this corridor will help to attract and retain highly educated young workers. A strong local job markets paired with healthier neighborhoods and pristine river scenery will help to build and maintain the skilled and educated workforce necessary to encourage the creation of higher-paying knowledge jobs, including those in the healthcare industry, and cultivate entrepreneurialism.

We have discussed your proposed "Chippewa River Rediscovery" Brownfields Redevelopment Program with our elected officials, reviewed your application materials, and are excited to partner with you in guiding this initiative, which is a work in process and gaining momentum. Our commitment to you and the program includes having a

representative from our organization serve on your proposed Brownfields Advisory Committee to help guide program development and implementation. In addition, we have agreed to use our existing relationships, knowledge of community needs and priorities, and outreach networks to encourage direct participation in the program by the community members that we serve as well as other community residents and stakeholders.

The USEPA Brownfield Assessment grants will support our City's priority redevelopment areas along the Chippewa River corridor, in addition to supporting our mission of having a quality place to live and work, growing our local businesses, and collaborating with government organizations. For these reasons, we are pleased to provide this letter of support and are hopeful that these grants will be awarded to the City of Eau Claire, Wisconsin. Should the City secure this funding, we will notify our stakeholders of the availability of this funding and encourage them to work with the City, State and EPA as the grants are implemented.

We are pleased to support this project and look forward to contributing to its success as part of our commitment to improving the health of the community. Accordingly, we will look forward to contributing by:

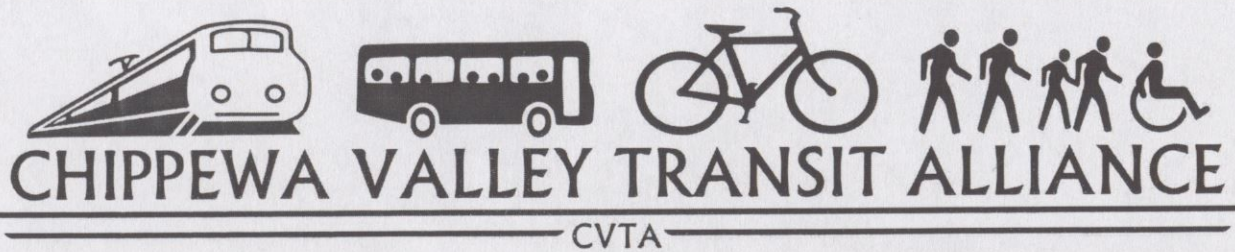
- Using our local knowledge and relationships to help endorse/champion this project
- Engaging our leadership team in understanding how this assessment, and ultimately the remediation of the land, will benefit the economy, environment and overall health of the community
- Collaborating with City of Eau Claire officials throughout the assessment process and making our leadership team available for consultation if needed
- Preserving use of our Auditorium and other conference room spaces to facilitate public outreach meetings
- Contributing perspective to local media stories as needed

Securing USEPA funding is another critical step in the City of Eau Claire's economic recovery and ensuring the future health and well-being of all our residents. We are excited to participate in the program and respectfully urge the EPA to fully fund these grant requests. If more information is needed from us, please do not hesitate to contact me at 715-838-3312 and/or linton.randall@mayo.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Linton", with a stylized flourish at the end.

Randall L. Linton, M.D.
President/CEO



A united voice for transit riders, bicyclists, and pedestrians in Eau Claire & neighboring counties of West Central Wisconsin
Chippewa Valley Transit Alliance, Inc., P.O. Box 524, Eau Claire, WI 54702

November 30, 2015

Mr. Mike Schatz, Economic Development Director
203 S. Farwell St.
Eau Claire, WI 54701
Email: Mike.Schatz@eauclairewi.gov

In support of Eau Claire riverfront redevelopment

CVTA supports City of Eau Claire application for USEPA Brownfields Petroleum Assessment and Hazardous Substances Assessment Grant

Dear Mr. Schatz:

The Chippewa Valley Transit Alliance (CVTA) is happy to support the City of Eau Claire in its application for the USEPA Brownfields Petroleum Assessment Grant (\$200,000) and Hazardous Substances Assessment Grant (\$200,000). As a regional private nonprofit organization dedicated to improving the lives of bicyclists, pedestrians and transit riders, we feel that the opportunity that the City of Eau Claire has to further revitalize brownfield sites and the waterfront is critical to improving quality of life in our city. The "Chippewa River Rediscovery" Brownfield Initiative will provide spectacular access for bicyclists and pedestrians both for transportation and recreation along the beautiful downtown river corridors, and provide better access to shopping, jobs, and entertainment in our community.

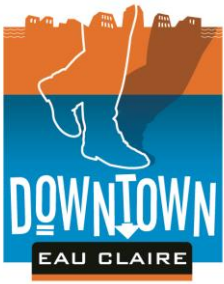
The City of Eau Claire has shown leadership involving citizens and the business community in planning and visioning efforts that look critically at the future of downtown Eau Claire and the waterfront. CVTA is committed to being a part of the civic engagement effort that should include the entire community, and the relationships that we have built up over the years can aid in finding diverse committed stakeholders. As CVTA treasurer I am happy to serve on the proposed Brownfields Advisory Committee to help guide program development and implementation.

CVTA is excited to support this grant, and contribute time and resources toward successful redevelopment along the waterfront. We think it is a great opportunity for us to work more closely with the private sector for economic development along our waterfronts as we kick off our Bicycle Friendly Business program with the League of American Bicyclists. We will be happy to coordinate public meetings and disseminate information regarding the opportunities for redevelopment to businesses and developers as we carry out the Chippewa River Rediscovery.

Securing USEPA funding is another critical step in the City of Eau Claire's economic recovery and ensuring the future health and well-being of all our residents. CVTA strongly supports the EPA fully funding these grant requests. If more information is needed from CVTA do not hesitate to contact me at jgragert@gmail.com, or 612-220-1970.

Sincerely,

Jeremy Gragert, M.S.E., Treasurer
Chippewa Valley Transit Alliance, Inc.
451 Lincoln Ave.
Eau Claire, WI 54701



Downtown Eau Claire, Inc.
203 S. Farwell St.
Eau Claire, WI 54701
www.DowntownEauClaire.org



November 20, 2015

Mr. Mike Schatz
City of Eau Claire Economic Development Director
203 S. Farwell St.
Eau Claire, WI 54701

Dear Mike,

Downtown Eau Claire, Inc. is happy to support the City of Eau Claire's proposal for two USEPA Brownfields Assessment Grants of \$200,000 each. One is for Hazardous Substances Assessment and the other is for Petroleum Assessment.

Downtown Eau Claire, Inc. (DECI) is Eau Claire's non-profit organization that's dedicated to the revitalization of Downtown Eau Claire. We are devoted to bringing people to Downtown Eau Claire to live in our urban housing, move businesses here, and to develop entertainment to draw people to the area. With that in mind, we wholeheartedly would participate in the City's proposed "Chippewa River Rediscovery" Brownfield Initiative, as it easily serves our ideals.

DECI consists of a 21-person Board of Directors and a membership of more than 100 businesses and individuals. Our board and membership is diverse and has representation from large corporations, small retail business owners, non-profit organizations, government, developers, and surrounding neighborhoods. We oversee four business improvement districts. As a representative of all of these residents, we know that our rivers play an important role in our economic past and our future. We often talk about that in the days of logging, buildings faced away from the river in Downtown Eau Claire. Now, we are attempting to look towards the rivers, namely the Chippewa River, as a new source for development and vitality. Our BIDs and residents rely on us to support ideas that we know will drive development and excitement for the future. As we've seen in recent years as the City has turned a once blighted and contaminated area along the banks of the Chippewa River right Downtown, into a beautiful park that thousands of people now enjoy each week, we know that we need to do more of this type of project. However, this project has only been the start of great things along our Chippewa River. It's exciting as we realize the potential for amenities along the beautiful river, with a performing arts center, a public plaza, a brew house, a new walking trail, possibly an amphitheater, and more to be built along the river in the next couple of years.

DECI is proud to partner in guiding this initiative. We commit to using our position in the community to encourage participation in the program by the community members we serve. Our knowledge of the Downtown area, the needs of our business improvement districts, and the history of the area as well as our plans for future development will be useful in this endeavor. We will utilize our electronic newsletter that reaches 2,500 people, our Facebook page that has a following of 5,500 area residents, our Downtown Eau Claire website, as well as other avenues in reaching out to relay information. We also work closely with City staff on a daily basis, so we will be able to communicate efficiently and thoroughly.

The USEPA Brownfield Assessment grants will support our mission of redevelopment. More specifically, it will assist in the City's plan for redevelopment along the Chippewa River corridor. This grant couldn't align more with our goals to provide a quality place for people to live and work, and a way to grow our local businesses. For this, we are hopeful that these grants will be awarded to the City of Eau Claire, Wisconsin.

We thank you for consideration.

Sincerely,

A handwritten signature in black ink that reads "Mike Carlson". The signature is fluid and cursive, with the first name "Mike" and last name "Carlson" clearly distinguishable.

Mike Carlson, President
Downtown Eau Claire, Inc.

Historic Randall Park Neighborhood Association

203 S. Farwell Street, Eau Claire, WI 54703 info@randallparkneighborhood.com

November 18, 2015

Mr. Mike Schatz, Economic Development Director
203 S. Farwell Street
Eau Claire, WI 54701

Email: Mike.Schatz@EauClaireWi.gov

Dear Mike,

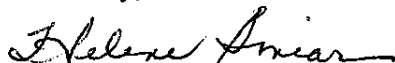
I am writing this letter on behalf of the Historic Randall Park Neighborhood Association. We are happy to support the City of Eau Claire in its efforts to obtain an EPA grant for the purpose of assessing hazardous materials and petroleum environmental issues along the Chippewa River corridor.

The Chippewa River borders our neighborhood on its east and south side, and this study could be applied to a portion of the southern edge of our neighborhood. This area includes well traveled bike paths, homes, a church, offices for the Park District, and the Hobbs Recreational Center. Many people, not just neighbors, would benefit from having a vital, healthy river corridor.

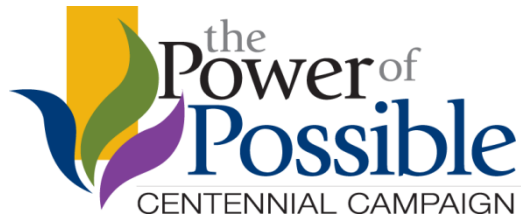
A few years ago, our neighborhood association was instrumental in helping the City build support and awareness for removing hazardous materials in Owen Park, a beloved park along the Chippewa River on the east side of our neighborhood. Our association hosted a meeting, provided refreshments, used our master list of neighbor's emails to send information about the project and about follow-up meetings, and networked with other neighborhood associations and community organizations. We would be willing to provide this same type of support should this grant be awarded. We also have a strong working relationship with the University of Wisconsin at Eau Claire, and we could help to recruit student volunteers if that would be helpful.

The City added a new chapter to its Comprehensive Plan this year, Neighborhoods and Districts, and our historic neighborhood, directly west and across the Chippewa River from new downtown development, is sure to benefit from the focus on revitalization and redevelopment. Having a healthy riverfront corridor is essential to this future revitalization.

Sincerely,



Helene Smiar
President, Historic Randall Park Neighborhood Assoc.



November 18, 2015

Mr. Mike Schatz, Economic Development Director
203 S. Farwell St.
Eau Claire, WI 54701

Email: Mike.Schatz@EauClaireWI.gov

Dear Mike,

The University of Wisconsin-Eau Claire Foundation is pleased to support the City of Eau Claire's proposal for two USEPA Brownfields Assessment Grants of \$200,000 each, one for Hazardous Substances Assessment and one for Petroleum Assessment. As an engaged community-based organization focused on redevelopment and job creation in our downtown area, we have agreed to directly participate in the City's proposed "Chippewa River Rediscovery" Brownfield Initiative to help ensure the concerns and needs of all residents are met.

Like all other organizations and residents in the City of Eau Claire, we feel that the Chippewa River waterway has had a huge impact on our economic history. Throughout the years the Chippewa River corridor has lost its importance through the economic shifts in the community. The poverty and loss of economic vitality needs to reverse itself, and we think the City is heading in the right direction with this initiative. The Foundation and University have been integrally involved in creating the Confluence Arts Center and the Blugold Real Estate Foundation is the developer and joint owner of the Haymarket Landing mixed used project at the confluence of the Eau Claire and Chippewa Rivers. Additionally, Blugold Real Estate Foundation owns 24 acres of land on the Chippewa River that will be developed into an event center/YMCA/community wellness project.

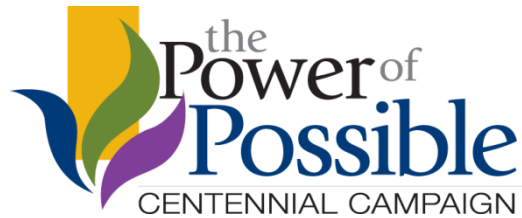
We have discussed your proposed "Chippewa River Rediscovery" Brownfields Redevelopment Program with our elected officials, reviewed your application materials, and are excited to partner with you in guiding this initiative, which is a work in process and gaining momentum. Our commitment to you and the program includes having a representative from our organization serve on your proposed Brownfields Advisory Committee to help guide program development and implementation. In addition, we have agreed to use our existing relationships, knowledge of community needs and priorities, and outreach networks to encourage direct participation in the program by the community members that we serve as well as other community residents and stakeholders.

The USEPA Brownfield Assessment grants will support our City's priority redevelopment areas along the Chippewa River corridor, in addition to supporting our mission of having a quality place to live and work, growing our local businesses, and collaborating with government organizations. For these reasons, we are pleased to provide this letter of support and are

What can you make possible today?

University of Wisconsin-Eau Claire Foundation Inc.

Schofield Hall 214 • 105 Garfield Avenue • P.O. Box 4004 • Eau Claire, WI 54702-4004 • 715-836-5630 • FAX: 715-836-4375
foundation@uwec.edu • www.uwec.edu/foundation



hopeful that these grants will be awarded to the City of Eau Claire, Wisconsin. Should the City secure this funding, we will notify our stakeholders of the availability of this funding and encourage them to work with the City, State and EPA as the grants are implemented.

The University of Wisconsin-Eau Claire Foundation, Blugold Real Estate Foundation and the University are poised to assist you in facilitating and coordinating public meetings and disseminating information regarding the development of brownfield sites in our community. We will also assist you with promoting sites to businesses and developers for potential reuse, assist your staff in business recruitment efforts, and provide you with historical resources through our online resource directory. Moreover, to the extent we can, we will attempt to provide you or recommend specialists to review or draft preliminary designs or market potential sites for redevelopment. If needed, you may use the university campus, library or Davies Center to facilitate any of your public outreach meetings.

Securing USEPA funding is another critical step in the City of Eau Claire's economic recovery and ensuring the future health and well-being of all our residents. We are excited to participate in the program and respectfully urge the EPA to fully fund these grant requests. If more information is needed from us, please do not hesitate to contact me at 715-836-5180.

Regards,

Kimera Way
President, UW-Eau Claire Foundation
waykk@uwec.edu

What can you make possible today?

University of Wisconsin-Eau Claire Foundation Inc.

Schofield Hall 214 • 105 Garfield Avenue • P.O. Box 4004 • Eau Claire, WI 54702-4004 • 715-836-5630 • FAX: 715-836-4375
foundation@uwec.edu • www.uwec.edu/foundation

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/08/2015

4. Applicant Identifier:

City of Eau Claire, WI

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Eau Claire

* b. Employer/Taxpayer Identification Number (EIN/TIN):

396005436

* c. Organizational DUNS:

0204951560000

d. Address:

* Street1:

203 South Farwell Street

Street2:

PO Box 5148

* City:

Eau Claire

County/Parish:

Eau Claire

* State:

WI: Wisconsin

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

54702-5148

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Mike

Middle Name:

* Last Name:

Schatz

Suffix:

Title:

Economic Development Administrator

Organizational Affiliation:

* Telephone Number:

715-839-4914

Fax Number:

715-839-4939

* Email:

Mike.Schatz@EauClaireWI.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The City will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment in our Chippewa River Rediscovery District to reduce threats to our resident's health.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: